AGENDA

Meeting Type:	B
Date:	10-27-1986
SUBJECT	

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda **October 27, 1986**

FILE COPY

Charlotte

Public Service & Information Department
City Hall, 600 E Trade Street
Charlotte North Carolina 28202
704/336 2395

Meetings in October '86

OCTOBER 1 - OCTOBER 4

1	Wednesday, 8 00 a.m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg., 1st Floor Conference Room
2	Thursday, 7 30 a.m	PLANNING COMMISSION/Ordinance Revision Task Force - Cameron-Brown Bldg., 1st Floor Conference Room

THE WEEK OF OCTOBER 5 - OCTOBER 11

6	Monday, 5 00 p m	COUNCIL/MANAGER DINNER - Carmel Junior High School, 5001 Camila Drive
	Monday, 7 00 p.m	CITIZENS HEARING - Carmel Junior High School, 5001 Camila Drive
	Monday, 7 30 p m	CITY COUNCIL MEETING - Carmel Junior High School, 5001 Camila Drive
7	Tuesday, 6 00 p m	CHARLOTTE ADVISORY PARKS COMMITTEE - Reedy Creek Park on Rocky River Rd
	Tuesday, 4 00 p.m.	CITY COUNCIL FINANCE & LONG-RANGE PLANNING COMMITTEE - City Hall, 2nd Floor Conference Room
	Tuesday, 7 30 p m.	PLANNING COMMISSION (Regular Meeting) - Cameron-Brown Bldg , 1st Floor Conference Room
8	Wednesday, 7 30 a.m	PRIVATE INDUSTRY COUNCIL - Uptown YWCA, 418 East Trade Street
	Wednesday, 8 30 a.m	CIVIL SERVICE BOARD - City Hall, 3rd Floor Conference Room
	Wednesday, 9 30 a m	CIVIL SERVICE BOARD (Hearing) - City Hall, Council Chamber
	Wednesday, 6 30 p.m.	YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber
9	Thursday, 8 15 a m.	BUSINESS OPPORTUNITY NETWORK - Chamber of Commerce, Briefing Center

THE WEEK OF OCTOBER 12 - OCTOBER 18

13	Monday, 8 00 a.m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Monday, 12 Noon	PLANNING COMMISSION (Work Session) - Cameron-Brown Bldg , 1st Floor Conference Room
14	Tuesday, 7 00 p m	PLANNING COMMISSION (Dixie/Berryhill Area Study Group) - Berryhill Elementary School, 10501 Walkers Ferry Road
	Tuesday, 9 00 a.m	HISTORIC DISTRICT COMMISSION - Edwin Towers, Conference Room
15	Wednesday, 1 00 p.m	HOUSING AUTHORITY - Administrative Offices, 1301 South Boulevard
	Wednesday, 2 00 p.m.	TECHNICAL COORDINATING COMMITTEE - City Hall Annex, Dept of Transportation Conference Room
	Wednesday, 7 30 p m.	HISTORIC PROPERTIES COMMISSION - City Hall, 2nd Floor Conference Room
16	Thursday, 8 00 a.m.	CLEAN CITY COMMITTEE - Cameron-Brown Bldg., 5th Floor Conference Room
	Thursday, 10 30 a.m.	AUDITORIUM-COLISEUM-CONVENTION CENTER AUTHORITY - Convention Center Conference Room
	Thursday, 4 00 p.m.	CITY COUNCIL/STORMWATER MANAGEMENT ADVISORY AGENCY WORKSHOP - City Hall Annex, Training Center

(Continued on Back)

THE WEEK OF OCTOBER 19 - OCTOBER 25

19-21	Sunday-Tuesday	N.C. LEAGUE OF MUNICIPALITIES CONVENTION - Charlotte Convention Center
22	Wednesday, 8 00 a m.	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg., 1st Floor Conference Room
	Wednesday, 6.30 p.m.	YOUTH INVOLVEMENT COUNCIL - City Hall, Council Chamber
23	Thursday, 4.00 p.m.	PLANNING COMMISSION (Deferred Rezoning) - Cameron-Brown Bldg., 1st Floor Conference Room

THE WEEK OF OCTOBER 26 - OCTOBER 31

27	Monday, 12 Noon	COUNCIL/MANAGER LUNCHEON - City Hall Annex, Training Center
	Monday, 2 00 p m.	CITIZENS HEARING - City Hall, Council Chamber
	Monday, 3 00 p.m.	CITY COUNCIL MEETING - City Hall, Council Chamber
	Monday, 4 00 p.m.	PLANNING COMMISSION/Executive Committee - Cameron-Brown Bldg., 1st Floor Conference Room
28	Tuesday, 3 00 p m	COMMUNITY FACILITIES COMMITTEE - Utility Dept., 5100 Brookshire Blvd
29	Wednesday, 8 00 a.m	PLANNING COMMISSION/Planning Committee - Cameron-Brown Bldg , 1st Floor Conference Room

These organizations will <u>not</u> meet in October:

Advisory Energy Commission
Housing Appeals Boar
Municipal Information Advisory Board
Specialized Transportation Advisory Committee

CHARLOTTE

Mayor Harvey B. Gantt Mayor Pro Tem Al Rousso

Charlie S. Dannelly Cynthia Patterson
Gloria Fenning Pamella G. Patterson
Ann Hammond Minette Conrad Trosch
Ron Leeper Richard Vinroot
Roy Matthews Velna W. Woollen

Council Agenda

Monday, October 27, 1986

12:00 noon. . . . . Council-Manager luncheon
. Airport presentation
. Refuse collection report
2:00 PM. . . . . Citizens Hearing
3:00 PM. . . . . Council meeting

ITEM NO.

1. Invocation by the Reverend Arthur Kortheuer of St. Martin's Episcopal Church.

2. Consider approval of minutes of the Zoning Hearings on September 15, 1986.

PUBLIC HEARINGS

3. A. Conduct a public hearing to consider the sale of land to Johnson C. Smith University for $57,516.00. The land is located on Biddle Street in the Five Points Neighborhood Strategy Area.

B. Recommend approval of the sale of land to Johnson C. Smith University, located on Biddle Street for $57,516.00 in Five Points Neighborhood Strategy Area.

N.C. General Statute 160A-457 (4) permits the City to negotiate a private sale of land. In order to approve a negotiated sale, the Statute requires that a public hearing be held prior to approval of the sale.

The Redevelopment Plan for Five Points, calling for land to be sold to Johnson C. Smith University, was approved by City Council on October 11, 1982. On November 25, 1985, Council approved the sale of land known as Tract II for future expansion of the University's programs.

On August 6, 1986, the City received a proposal from the University to purchase Tracts I and IA, Parcels 1 through 5, located on Biddle Street. The University is presently negotiating with the Charlotte Memorial Hospital Authority to develop a health center on this property to serve both students and the local community. This and other uses for the land will be explored as part of an effort to update the Johnson C. Smith University Master Plan in conjunction with the planning study being prepared by Lane, Frenchman and Associates for the University's Project Catalyst. The appraised value and the negotiated purchase price for this piece of property is $57,516.00.

Engineering/Real Estate and Community Development Department concur in this request.

A map is attached identifying the location of the land.

Attachment No. 1

4. A. Conduct a public hearing to consider sale of land to William W. Sturges and Chris Economides for $45,000.00. The land is located on South Mint and Palmer Streets in the West Morehead Neighborhood Strategy Area.

B. Recommend approval of sale of land, located on South Mint and Palmer Streets, to William W. Sturges and Chris Economides, for $45,000.00 in West Morehead Neighborhood Strategy Area.

C. Recommend approval of the sale of land by the Rowe Corporation to Weinstein and Sturges. This land is located on Winnifred Street in the West Morehead Strategy Area.

The Redevelopment Plan for West Morehead Neighborhood Strategy Area, as approved by City Council, provides for the disposition of acquired land for development by public or private parties. N.C. General Statute 160A-457 (4) permits the City to negotiate a private sale of land. In order to approve a negotiated sale, the Statute requires that a public hearing be held prior to approval of the sale.

The law firm of Weinstein and Sturges is currently assembling property in the 1200 block of South Tryon Street to construct an office complex and relocate their firm from the present location on Baxter Street. The majority of the land has been assembled through private acquisition but their efforts have involved three redevelopment remnant parcels located in the West Morehead Redevelopment Area. All three parcels are classified as "remnant parcels" of less than one-half acre and are not sold by means of a Request for Proposals (RFPs) which normally require the developer to commit to providing a specified number of jobs for lower to moderate income individuals.

The three parcels are:

(1) Block 37, Parcel 6 - On October 6, 1986, Council approved the sale of this parcel, located on Catherine Street, to the high bidder, William W. Sturges for $19,750. The minimum bid price on the .22 acre parcel was $13,641.

(2) Block 34, Parcel 7 - Council is to conduct a public hearing and consider the negotiated sale of this parcel, located at the corner of South Mint and West Palmer Streets, to William W. Sturges and Chris Economides. The .37 acre parcel was appraised for $25,586, and Mr. Sturges and Mr. Economides have jointly negotiated a purchase contract for the property in the amount of $45,000. This parcel is not in the block being developed by Weinstein and Sturges but is being used to relocate a printing firm currently located in the block being assembled.

(3) Block 36, Parcel 3 - Weinstein and Sturges have exercised an option to purchase this .44 acre parcel, located on Winnifred Street, from the Rowe Corporation. This parcel was originally sold by the City to Rowe for future development, and any sale by Rowe to Weinstein and Sturges will require approval by the City Council.

Engineering/Real Estate, the Legal Department and Community Development concur in this request.

A map identifying all three parcels plus the land being assembled by Weinstein and Sturges is attached for your information.

Attachment No. 2

POLICY

5. Consider changing the Interlocal Agreement pertaining to the restructuring of the Charlotte-Mecklenburg Planning Commission to be consistent with two changes subsequently adopted by the Mecklenburg County Board of Commissioners.

On July 14, 1985, the City Council approved an Interlocal Cooperation Agreement with Mecklenburg County that would restructure the Charlotte-Mecklenburg Planning Commission. The attachment entitled "Major Changes to Interlocal Agreement" enumerates the changes from the Interlocal Cooperation Agreement adopted on July 14, 1985. The Mecklenburg County Board of Commissioners changed section 3.31.2 and section 5.10 from the provisions adopted by the City Council on July 14, 1986:

Section 3.31.2

Section 3.31.2, as adopted by the City Council, reads:

> "An individual appointed in 1986 to a two-year term with a 1988 expiration shall be deemed to have served a full term. An individual shall not serve more than two consecutive full terms."

Section 3.31.2, as adopted by the Mecklenburg County Board of Commissioners reads:

> "The Governing Bodies may make individual provisions for consecutive terms permitted for their respective appointive positions."

Section 5.10, as adopted by the City Council, reads·

> "This Agreement shall continue in this form until such time as the Governing Bodies exercise their rights under section 5.20 or 5.30."

Section 5.10, as adopted by the Mecklenburg County Board of Commissioners, reads:

> "This Agreement shall automatically terminate on June 30, 1988, unless terminated prior to that time pursuant to section 5.30 or amended prior to that time pursuant to section 5.20 to delete this sunset provision. If this Agreement is not amended prior to June 30, 1988 to delete this sunset provision, effective July 1, 1988 the Interlocal Cooperation Agreement made and entered into as of July 2, 1984, which is terminated effective upon the date this Agreement is entered into, shall once again become effective as completely and fully as if it had never been terminated or amended by this Agreement."

The City Council is asked to amend the Interlocal Agreement as approved on July 14, 1986 by deleting sections 3.31.2 and 5.10 and in lieu thereof substituting section 3.31.2 and section 5.10 as adopted by the Mecklenburg County Board of Commissioners.

It is recommended that all four of the Planning Commission appointments be made at the same time. After the appointments are made, the staff will spend the time between now and January 1 orienting the new members to the planning process and discussing with the Planning Commission the mechanics of restructuring of the Commission and the Planning and Zoning Committees. It is anticipated that the reorganization into the Planning and Zoning Committees can be effective on January 1. This will then accommodate the rotation schedule that was referenced in the Interlocal Agreement.

Attachment No. 3

6. Consider adoption of a resolution to be presented at the Highway 74 design public hearing to be conducted by the North Carolina Department of Transportation on October 28, 1986.

Council will discuss this subject at its workshop scheduled for October 23 at 4:00 p.m. in the Training Center.

7. Consider adoption of a budget ordinance of $297,000 for construction of a median on Phase IV of the NC 51 improvements project exclusive of the portion within the Town of Matthews.

On June 23, 1986, City Council approved a concept for Phases III and IV of the NC 51 improvements project incorporating a 15-ft. planted median. A portion of Phase IV is within or adjacent to Matthews or their sphere of influence. The $20.64 million budget for the project assumed that the Town of Matthews would contribute approximately $560,000 to the project. The Matthews share included the full cost of the median where the road is within their town limit or sphere of influence ($263,000), and one-half the cost of the median where their town limit or sphere of influence bordered the road on one side and County or City land bordered the road on the other side ($297,000). The Matthews Board of Commissioners recently voted not to participate in funding of the project.

City Council is requested to adopt a budget ordinance of $297,000 so that a road with a 15-ft. landscaped median can be constructed on the portion of Phase IV between the Providence Road intersection and Matthews town limits (just west of Courtney Lane). This includes the segment adjacent to Matthews' sphere of influence. Without additional appropriations, funding will limit the design of the road without planted median for the entire section between Providence Road and Bubbling Well Road.

A map is attached as well as a background paper on the Highway 51 project.

Funding will be from Auto Privilege Tax (FY 86-87) Revenue Collections.

Attachment No. 4

8. Consider the Finance and Long Range Funding Committee recommendation to implement a two-year budget plan for the City's operating budget beginning with the FY88 budget.

On September 15, staff presented the concept of a two-year budget plan for the City's operating budget to City Council. A discussion at the September 22 Council meeting generated several issues and concerns and the proposal was referred to the Finance and Long Range Funding Committee.

The Committee met on October 7 and staff gave an overview of the proposed process. After deliberation by the Committee, a motion was unanimously adopted to recommend to City Council the implementation of a two-year budget plan beginning with the FY88 budget that incorporates the following statements:

1) The purpose of a two-year budget plan would be to allow Council time to focus on policy issues; to evaluate programs and to have more analysis for decision making.

2) The two-year budget plan would continue to have an annual process which will include an opportunity for full review by the Mayor and Council with recommendations from the City Manager for changes according to Council policies.

3) The savings in staff time and resources would focus on long range planning and evaluation of City services and programs.

4) The budget process would incorporate long range financial projections on a macro-level.

The September 22 Council minutes and the October 7 Committee minutes minutes are attached.

Attachment No. 5

9. A. Consider a recommended process for proceeding with a comprehensive study of historic preservation and programming in Charlotte-Mecklenburg, and if approved, take action on B. and C.

B. Recommend adoption of a budget ordinance transferring $25,000 for the funding of a consultant.

C. Nominations to fill three positions on the task force (Historic Needs Committee).

At the September 8, 1986 meeting, City Council reviewed two alternatives for undertaking a comprehensive study of historic preservation and programming in Charlotte-Mecklenburg. Council suggested

several revisions to the proposed alternatives. These suggestions have been incorporated into the revised proposal on how to accomplish this study.

Issue: At the meeting on September 8, Council raised the following concerns about the two alternatives presented for surveying historic needs:

- The lack of substantial involvement by the County in the survey process.
- The appointment of the citizen's task force and the role it would play in the survey process.
- The limited involvement of staff.
- The question of who would appoint the consultant.
- The role of the consultant.

Resolution: The survey process has been revised to address these concerns in the following ways:

- The role of the County has been increased. The County Commissioners will have two appointments to the task force and the County Manager will appoint two staff members for technical assistance. Also, the scope of the survey has been expanded to include all historic sites in Mecklenburg County;
- The task force is recommended to be appointed by the City Council (three appointments), and the County Commission (two appointments). The four remaining members of the nine member task force are designated seats: Chairman, Historic Properties Commission; Chairman, Historic District Commission; representative of Hezekiah Alexander Homesite; and representative of the Mint Museum. The task force will lead the survey and will participate in the definition of the scope of the study.
- Staff technical assistance and ongoing review and input will be provided by the Budget and Evaluation Office, the Planning Department and the County.
- The consultant will be selected by the City Manager with input by the task force and staff.
- The consultant will assist in developing the survey outline, administer the survey, and analyze the findings in the form of a written report.

The revised survey process, timeline, and proposed survey outline have been developed with the review and input of the Executive Board of the Historic Properties Commission, the Historic District Commission Chairman and a representative for the Hezekiah Alexander Homesite and History Museum, and has been endorsed by these groups.

The recommended budget ordinance transfers $25,000 from the General Fund Contingency to the Survey of Historic Needs account. This is the estimate of the maximum costs in consultant fees.

10. Recommend approval of a revision to the current Consultant Selection Procedure.

In 1973, City Council approved procedures for hiring architects and engineers for consulting services for the City of Charlotte.

The present Council-approved selection procedure requires that all engineering and architectural firms be on the City's approved list to be considered for selection on a City project. The procedure also prohibits the City requesting proposals from or selecting a firm for a project if the firm has received a fee on a City project in excess of $30,000.00 during the previous three years. This rule does not apply to "special, one-time" projects such as the Coliseum, the Charlotte-Mecklenburg Government Center, etc. The purpose of this rule was to provide as many qualified firms as possible with the opportunity to work on City projects.

Both the Engineering and Utility Departments have been experiencing difficulty with the eligibility rule. During the past two years, it has been necessary to ask Council to waive the rule at times because all available qualified engineering firms have performed significant work on City projects in the last three years, and were not eligible for selection.

It is recommended that Council approve a revision to the policy which would require the selection committee to take into consideration whether or not a firm is holding an active contract, or has been awarded a significant contract in the previous three years when making the final selection for a project. While this would not limit the selection committee, it would be a part of their consideration.

This revision would still be in keeping with City Council's current policy, but would allow the selection committee to select the best qualified firm for a project.

This revision has been reviewed and approved by appropriate City staff, including the Engineering, Utility and Airport Departments.

Attached is a revised copy of the Consultant Selection Procedure; the proposed changes are underlined.

Attachment No. 6

11. Consider a transit advertising policy.

In June of this year, North Carolina SANE filed suit against the City and Winston Network, Inc. over the refusal of the City and Winston Network to place a SANE advertisement on City buses because the ad violated the City policy prohibiting political advertisements on the transit system. SANE basically alleged that the City's practices were constitutionally discriminatory because the City had run other political ads while rejecting their ad. The lawsuit was settled by the City and Winston agreeing to run the contested advertisement for a two month period and upon the payment of attorneys' fees and costs associated with the litigation. The City further agreed to review its current transit advertising policy and has developed these five options for Council's review. SANE has been notified of the proposed changes.

The existing contract with Winston Network, Inc. was approved by the City Council on September 23, 1985 and expires on August 31, 1988. Last fiscal year, the City realized approximately $80,000 in revenues from transit advertising.

The following represent a range of options for Council consideration with respect to a transit advertising policy:

1. Permit and accept all advertisements except for ads which are libelous or which violate the laws of the United States, the State of North Carolina, the City of Charlotte, or the rules and regulations of any agency having jurisdiction over the City or the Transit System. Require that all political advertisements be identified as paid political advertisements and show the sponsoring advertiser. As best as we can determine, this basically was the advertising policy utilized when the Transit System was privately owned and operated before the City purchased the System in 1976.

2. Same as No. 1 above except no advertising for mayoral and city council races would be permitted. This was the City's advertising policy from 1976 until June, 1984.

3. Same as No. 1 above except no advertising for any political races involving candidates would be permitted.

4. Same as No. 1 above except no political advertisements of any kind including advertisements that express a political opinion or ideology would be permitted. Since 1984, this has been the City's advertising policy and from a legal standpoint is the most difficult of these options to administer. Determining whether or not an ad expresses a political opinion or ideology could potentially allow the reaching of a subjective selective judgment by the designated decision maker and, hence, at least arguably is the most likely to run afoul of constitutional free speech protections.

5. Totally eliminate all advertising from the City Transit System. The current contract allows the City to terminate the contract upon 30 days written notice to the company. As indicated, the City would also lose approximately $80,000 in annual revenue.

As information, attached is a copy of a list of advertisers on City buses since March, 1976.

Attachment No. 7

ZONING DECISIONS

Zoning decisions will be considered at 5:30 p.m. Petitioners have been advised.

12. Decision on Petition No. 86-72 by SLAG Realty, for a change in zoning from R-6MF to O-6 for approximately 27,747 square feet located on the corner of Central Avenue and Medallion Drive.

The Planning Commission recommends that the portion shown on the attached map be approved for O-6(CD) and that the balance be denied.

Attachment No. 8-L

Decision on Petition No. 86-96 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-15MF for a 35 acre site located north of the Brookshire Freeway along Pitts Drive, Dundeen Street and Celia Avenue.

The Planning Commission recommends that the petition be approved.

Attachment No. 8-M

Decision on Petition No. 86-97 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 to R-6 for a .473 acre site extending from the southeast corner of Redbud and Sanders Street to the Brookshire Freeway.

The Planning Commission recommends that the petition be approved.

Attachment No. 8-N

Decision on Petition No. 86-98 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-6 for an 83 acre site located north of the Brookshire Freeway along Booker Avenue, Dundeen Street and Celia Avenue.

The Planning Commission recommends that the petition be approved.

Attachment No. 8-O

Decision on Petition No. 86-99 by Hickory Grove Properties for a change in zoning from R-9 and B-1 to B-1(CD) for a 4.9154 acre site located on the west side of The Plaza and Newell-Hickory Grove Road intersection.

The Planning Commission recommends that the petition be denied.

Attachment No. 8-P

Decision on Petition No. 86-101 by C. D. Spangler Construction Company for a text amendment to Section No. 3072 (Permitted uses in the I-1 Industrial District) of the Zoning Ordinance of the City Code, to permit the operation of garment manufacturing, limited to cutting and assembly from previously manufactured textile material, in the I-1 Light Industrial District so as to bring the City Zoning Ordinance into conformity with the County Zoning Ordinance.

Councilmember Vinroot was excused from the hearing of the petition.

The Planning Commission recommends that the text amendment be approved.

Attachment No. 8-Q

BUSINESS

13. Consider approval of the Housing Authority's proposed "Agreement for Housing" to build a 50-unit housing project for FY87 at a cost not to exceed $1.95 million.

In response to City Council's May 9, 1983 action to build a 50-unit low-income housing project in each of the next five years through FY88, $1.95 million was included in the FY87 housing account budget for an additional 50-unit housing project.

Since Council's initial commitment, three 50-unit housing projects have been approved; the Swan Run Road site in FY84; the Arrowood Road site in FY85; and the Pence Road site in FY86.

The Housing Authority requests approval of the "Agreement for Housing" in order to construct the 50-unit housing project for FY87. The Housing Authority's Board of Commissioners approved this contract on September 17, 1986. This request is based on current construction and land acquisition cost estimates.

The proposed contract, consistent with past agreements, requires the following:

The City of Charlotte shall -

a. reimburse the Authority for all actual costs incurred in the acquisition of the land and in the planning, design, construction and inspection of the housing units in an aggregate amount not to exceed $1,950,000;
b. make the initial reimbursement to the Authority, in an amount not to exceed $250,000, to cover the acquisition of the land and related planning, surveys and soil tests costs upon request after the execution date of the contract and all other reimbursements after January 31, 1987;
c. provide reasonable cooperation and assistance to the Authority and its representatives in connection with the design, construction and inspection of the housing units;
d. approve a tenant admissions and rent subsidy policy; and
e. provide rent subsidies as may be necessary following occupancy of the units by City displacees according to the "Agreement for Housing" approved by Council in May, 1982.

The Housing Authority shall -

a. notify the City of the land and location it plans to purchase for the housing project not less than 30 days before entering into a binding contract to acquire such land consistent with the City's Housing Assistance Plan (HAP);
b. cause 50 housing units to be designed and constructed under contract with the Authority;
c. own, operate, manage and rent the units for the benefit of eligible low-income families;
d. develop a tenant admissions and rent subsidy policy and submit to the City for approval;
e. have the right to terminate the agreement if the Authority is unable to acquire land, not withstanding its best efforts to do so; and
f. have the right to terminate the agreement if, within 30 days after notifying the City that all bids for construction of the project exceed the grant amount of $1,950,000, the City has not agreed to amend the contract to increase the grant amount sufficient to cover the estimated cost and reasonable contingency.

Funds for this housing project in the amount of $1,950,000 have been budgeted in the CIP/GRS Housing Account for disbursement by specific contract conditions.

The Budget and Evaluation Department, Community Development Department and the City Attorney's office have reviewed this action.

14. Recommend renewal of a contract not to exceed $224,500 with Loeffler Mountjoy, Inc. to provide transportation marketing services.

The City of Charlotte has owned the Charlotte Transit System for over 10 years. During that time, the City has promoted the benefits of transit to its citizens with the creative support of an advertising agency. Several years ago, the City consolidated the operations of transit and other transportation alternatives under the Department of Transportation. These ridesharing functions are included in the City's promotional efforts to increase vehicle occupancy rates and other desired operational criteria.

A year ago, Council approved a contract with the Loeffler Mountjoy agency to provide the City with a full range of transportation marketing services. Objectives of the marketing services are to:
(1) increase the percentage of the target audience that associates Charlotte Transit with low hassle, low cost transportation;
(2) increase the percentage of the target audience that would consider using Charlotte Transit and decrease the percentage that would have negative feelings about using the bus system,
(3) increase the percentage of the target audience that know where and how to use the bus and CTS's carpool matching service; and
(4) increase trial use of Charlotte transit and 376-RIDE.

Based on a year of excellent service from this agency, positive results from recent market research, and continued monthly ridership increases on Charlotte Transit, staff recommends renewing this contract for another year of marketing services. The agency has provided a comprehensive annual marketing plan, high quality creative service, thorough tracking, and a professional rapport with City staff during the past year. Attached is an executive summary of transit/rideshare marketing research results which was sent to Council in the October 3 Council-Manager memo.

The Public Service & Information Department's FY87 budget includes $96,500 for contractual services, and $128,000 for media expenses. The agency will continue to implement and update the City's annual marketing plan, provide additional creative support, conduct marketing research, and place all media (radio, print, billboards, etc.) at net cost and will not receive a commission from media placement.

Staff from the Department of Public Service and Information, Budget and Evaluation, Transportation and Legal were involved in the process of developing this contract amendment.

Attachment No. 9

ITEM NO.

15. A. Consider contract between the City of Charlotte and the Housing Authority to provide a special crime prevention program in public housing communities for a total of $86,625.

B. Recommend adoption of a budget ordinance transferring $86,625 from the Police Department budget to the non-departmental account.

The Housing Authority's Crime Prevention Program was developed in 1979 with funds from a HUD Interagency Anti-Crime grant. The program was established in response to the disproportionately high crime rates in a number of local housing projects and the lack of success in lowering this crime rate through traditional crime prevention programs and concentrated police patrol efforts. Under this program, residents of the community are actively involved in crime prevention efforts within selected public housing developments. A brief chronology of the program's history is as follows:

- The program was developed by the Housing Authority in 1979 with a HUD grant of $75,000. The program operated at one site, Fairview Homes.

- In FY83, the program was expanded to three sites after the pilot program proved successful. The expansion was funded with one-time grants of $25,000 each, awarded by the City and County, and $50,000 awarded by the Z. Smith Reynolds Foundation.

- In FY84, the program continued to operate at three sites using prior year funds.

- In FY85, funding under federal and local grants had been exhausted and the Housing Authority requested the City provide complete funding for the program, at which time the number of sites was expanded to six. The City appropriated $75,000 in FY85.

- In FY86, the City appropriated $82,000 to continue the program at six sites.

Currently, the Crime Prevention Program employs six full-time and three part-time aides. The program is assigned under the supervision of the Housing Authority's Public Safety Coordinator.

An evaluation of the Public Housing Crime Prevention Program was conducted by the Budget and Evaluation Department in cooperation with the Police Department and the Charlotte Housing Authority. The evaluation found that none of the program objectives were achieved. However, the consensus of the Housing Authority and Police Department is that a need still exists for concentrated efforts in public housing developments especially through programs that encourage the active participation of the residents. Options for FY87 are outlined

for City Council's consideration; however, it is recommended that Council consider the option for a revised program (Option #1).

1. Contract with the Housing Authority for a revised program at a cost of $86,625. The key changes in the revised program would be:

   - To reduce the number of sites directly served by the program to three, thus, concentrating resources in the neighborhoods with the highest crime rates and problems. Target neighborhoods will be Piedmont Courts, Earle Village, and Boulevard Homes.

   - To improve the span of supervision and intensity the level of programming through reorganization of the existing staff; thus, increasing the ratio of Crime Prevention Aides to program sites to two, designating a position of Crime Prevention Program Coordinator to provide ongoing direction, training and liaison duties; and, designating a position as Records Clerk to facilitate data collection and analysis.

   - To revise program objectives to reflect what the focus will be for program components and what is intended to be accomplished. While the overall goal of the Crime Prevention Program is to reduce the amount of crime occurring in public housing, the current objectives requiring the program to achieve specific reduction in crime and arrests have been eliminated. Instead, a new objective has been included to require that data on the reduction of crime be reported. Other objectives will address the program administration and design (see attached objectives).

2. Delegate total responsibility for implementation of special Crime Prevention Programs for public housing to the Police Department at a cost of $86,625. Under this option, the Police Department would utilize one Police Officer to serve in the same capacity as the Housing Authority's Public Safety Coordinator. The Department would continue to employ public housing residents and follow the basic program format under revised objectives. The $86,625 allocated in the Police Budget for a contracted program would be utilized to expand the in-house program.

3. Discontinue the program as a special project/activity separate from the Police Department's City-wide program conducted by the Crime Prevention Unit at no cost. Under this option, the same level of service and assistance would be provided to public housing neighborhood groups as is currently available to the non-public housing developments. No additional funding will be required resulting in a savings of $86,625.

The Budget and Evaluation Department's contract review of the Crime Prevention Program is attached.

The $86,625 requested by the Housing Authority was appropriated from the City's General Fund into the FY87 budget of the Police Department's Special Services Bureau. Adoption of the budget ordinance will transfer those monies into the non-departmental account to permit the award of the funds upon request on a quarterly basis to the Budget and Evaluation Department. This arrangement would appropriately place responsibility for fiscal monitoring in the Budget Department as in the case with all other non-departmental agencies and the Police Department would remain accountable for monitoring program operations and progress.

The contract has been reviewed by the Budget and Evaluation Department, Police Department, Housing Authority and City Attorney.

Attachment No. 10

16. Appointment to Sister Cities Committee.

The following nominations have been made to fill an unexpired term ending April 5, 1988:

a) Jack Messer, nominated by Councilmember Vinroot.
b) Sarah Hartnett, nominated by Councilmember C. Patterson.

Attachment No. 11

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The City Attorney advises that agenda items no. 17 through 35 may be considered in one motion. However, any member of Council may request that an item be divided and voted on separately.

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PERSONNEL

17. Recommend adoption of an ordinance to amend Ordinance 156-X, 1986-87 budget ordinance, to amend the Airport Department table of organization for additional administrative assistance in the Airport Manager's Office.

Adoption of this ordinance will amend the Airport Department's table of organization to add an Administrative Assistant II, Pay Range 20, ($23,233 - $29,651).

This position will increase the Airport Department's ability to respond to a significant increase in administrative requirements including coordination of employee evaluations, departmental objectives, preparation of City Council agenda requests and providing administrative assistance to the Airport Manager in preparing information for departmental responses to requests from outside agencies and citizens and for special reports and analysis.

The Budget and Evaluation and Personnel Departments concur in this request.

Funds are available in the Airport Operating Fund to cover this additional position.

BUDGET ORDINANCE

18. Recommend adoption of a budget ordinance to appropriate an additional $78,000 in HUD grant funds for the FY84 and FY85 Rental Rehabilitation Programs in order to make rehabilitation loans to private owners for approximately 15 substandard lower income rental housing units.

Because of Charlotte's success in HUD's rental rehabilitation program, we have been awarded $125,000 in grant funds for FY86 and additional bonus funds totalling $78,000 for the FY84 and FY85 programs. This ordinance will appropriate the additional $78,000. These funds will enable us to make rehabilitation loans to private owners for approximately 15 substandard lower income rental housing units.

The Rental Rehabilitation Program provides up to 50 percent of the funds - not to exceed $5,000 per housing unit - to rehabilitate rental housing. Federal Section 8 certificates or voucher rent subsidies administered through the Charlotte Housing Authority are available for qualified tenants. The end result is to provide affordable "standard" housing to lower income persons without the need for displacement.

The Community Development Department and Budget and Evaluation Departments concur in this recommendation.

BID LIST

19. Recommend approval of the bid list as shown. The following contract awards are all low bid and within budget estimates unless otherwise noted. Each project or purchase was authorized in the annual budget.

A. Lease of Transit Tires — D.O.T.

Recommendation: By Director of Transportation Department and Purchasing Director that the low bid, Firestone Tire & Rubber Company, Akron, Ohio, in the amount of $120,760.00, be accepted for award of contract on a unit price basis.

Project Description: This requirement is for the lease of transit system tires for a period of one year with the option to renew for an additional four years. It includes the cost of rubber, nylon, and the service required to maintain tires for the City's buses. Leasing of tires is standard practice for transit systems. This lease is 12% lower than the existing lease.

Source of Funding: Public Transportation Fund - (Transportation - Transit Operations).

B. Automotive Batteries — General Services, Motor Transport, Fire & D.O.T.

Recommendation: By General Services Director and Purchasing Director that the low bid, Baucom Battery Service, Charlotte, N. C., in the amount of $43,646.98, be accepted for award of contract on a unit price basis.

Project Description: Automotive batteries are needed to replace old and worn out batteries in various City owned vehicles.

Source of Funding: General Fund - (General Services - Motor Transport). General Fund - (Fire - Auto Maintenance). Public Transportation Fund - (Transportation - Transit Vehicle Maintenance).

ITEM NO.

C. Catch Basin Frames, Grates & Hoods — Operations Dept., Street Div.

Recommendation: By Operations Director and Purchasing Director that the low bid, Emporia Foundry, Inc., Emporia, Virginia, in the amount of $70,672.50, be accepted for award of contract on a unit price basis.

Project Description: The catch basin frames, grates and hoods are used to allow drainage from the street right-of-way into the storm drainage system.

Source of Funding: General Fund - (Operations - Street Maintenance).

D. Cast Iron or Ductile Pipe — Utility Dept.

Recommendation: By Utility Director and Purchasing Director that the low bid, Griffin Pipe Company, Lynchburg, Virginia, in the amount of $195,500.00, be accepted for award of contract on a unit price basis.

Project Description: Cast iron or ductile pipe is used by the Utility Department to extend and repair the water distribution system.

Source of Funding: Water and Sewer Fund - (Water Distribution Inventories). Water and Sewer Fund - (Sewer Field Operations).

E. Traffic Signal Heads — D.O.T.

Recommendation: By Director of Transportation and Purchasing Director that the low bid, LFE Automatic Signal Division, Decatur, Georgia, in the amount of $83,013.25, be accepted for award of contract on a unit price basis.

Project Description: This proposed purchase is for 535 traffic signal heads to be used in conjunction with the signalized intersection upgrade program and to replace damaged and worn signals.

Source of Funding General Fund - (Transportation - Operations).

ITEM NO.

D.O.T.

F. 40 - ADT Transit Buses and Spare Parts

Recommendation: By Director of Transportation and Purchasing Director that the only bid received, M.A.N. Truck & Bus Corporation, Charlotte, N. C., in the amount of $5,902,894.00, be accepted for award of contract on a unit price basis.

Project Description: Council's approved August, 1987 service expansion for Charlotte Transit requires additional vehicles. This will also allow for the replacement of Transit vehicles that are 18 years old.

In May, 1986, the City advertised for bids for 20 transit coaches, with an option for an additional 20. The request was for a two-phase bid, separating life-cycle costing information and price. Bid packages were mailed to eleven manufacturers, several of whom requested exceptions to the design specifications. Several others indicated they did not manufacture a product which met our needs. Ultimately, only one manufacturer, M.A.N., presented a bid. The life-cycle package was technically responsive and the price compared favorably to other bus awards nationally. Because this was a single bid, the Department of Transportation received concurrence from UMTA and NCDOT to make the award.

Source of Funding: Public Transportation Capital Improvement Fund - (80% UMTA, 10% NCDOT and 10% City - 1975 and 1981 Transit Facility Bonds).

Fire Dept.

G. Turnout Coats and Pants

Recommendation: By Fire Chief and Purchasing Director that the low bid, Burgess Fire Equipment, Lenoir, N. C., in the amount of $33,375.30, be accepted for award of contract on a unit price basis.

Project Description: Turnout coats and pants are protective clothing used in fire fighting.

Source of Funding: General Fund - (Fire Department Administrative Division - Uniform and Protective Clothing).

ITEM NO.

H. Sanitary Sewer Construction
Campbell Creek Outfall, Phase III-A
and Sewer to Serve Tantilla Circle

Charlotte-Mecklenburg
Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Sanders Brothers, Incorporated of Charlotte, North Carolina in the amount of $101,370.66 be accepted for award of contract on a unit price basis.

Project Description: This project provides for construction of a sewer line to serve the Tantilla Circle Area.

Source of Funding: Water and Sewer Capital Improvement Fund - (Campbell Creek Outfall). Water and Sewer Capital Improvement Fund - (Sewer Extensions for Public Health).

I. Water Distribution Project
Water To Serve Winterbrooke
Subdivision

Charlotte-Mecklenburg
Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Propst Construction Company of Concord, North Carolina in the amount of $43,018.50 be accepted for award of contract on a unit price basis.

Project Description: This project provides for construction of a water line to serve the newly developed Winterbrooke Subdivision, located off Plantation Road and Weddington Road.

This is a five-year reimbursable contract with Harrington Dowd Realty Company, Inc. Funds have been deposited to cover project cost with no additional funds required by the City.

Source of Funding: Water and Sewer Construction Fund - (Harrington/Dowd Realty Company).

J. Todd Park Community
Sanitary Sewer and Water Main
Construction

Charlotte-Mecklenburg
Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Neill Grading & Construction Company of Hickory, North Carolina in the amount of $287,529.00 be accepted for award of contract on a unit price basis.

Project Description: This project provides for construction of a water and sewer line to serve the Todd Park area.

On February 24, 1986 Council approved a funding arrangement of approximately 50% State grant funds and 50% Community Development funds for the Todd Park construction.

Source of Funding: Water and Sewer Fund - (Sewer Tapping Privilege Expense). Water and Sewer Fund - (Water Tapping Privilege Expense).

K. Pottstown Community Sanitary Sewer And Water Main Construction — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by B.R.S., Incorporated of Richfield, North Carolina in the amount of $125,827.20 be accepted for award of contract on a unit price basis.

Project Description: This project provides for construction of a water line and sewer line to serve the Pottstown community.

Mecklenburg County is providing 100% of the cost of the project with no cost to the City of Charlotte. Any grant funds which may be earned will be administered and paid directly to Mecklenburg County.

Source of Funding: This project is being funded by Mecklenburg County.

L. Fine Bubble Diffusers McAlpine Creek Wastewater Treatment Plant — Charlotte-Mecklenburg Utility Department

Recommendation: Director, Charlotte-Mecklenburg Utility Department recommends that the low bid by Parkson Corporation of Ft. Lauderdale, Florida in the amount of $318,516.00 be accepted for award of contract on a lump sum basis.

Project Description: This project will consist of providing 12,700 fine bubble diffusers for aerating wastewater at the McAlpine Creek Wastewater Treatment Plant in order to correct the ammonia problem.

Source of Funding· Water and Sewer Capital Improvement Fund - (McAlpine Creek Wastewater Treatment Plant Improvements).

Bids under M. and N. are projects which come under the City's parking lot repair program which began in 1985. The program is designed to repair City-owned parking lots based on the degree of need.

M. Park Road Park Parking Lot Repairs — Engineering

Recommendation: By the City Engineer that the low bid of $60,893.47, as submitted by Blythe Industries, Inc., be accepted for award on a unit price basis.

Source of Funding: General Capital Improvement Fund - (Parking Lot Repair Program - General Revenue Sharing, Operating Contribution and Pay-As-You-Go).

N. Police and Fire Training Academy Parking Lot Repair — Engineering

Recommendation: By the City Engineer that the low bid of $69,661.37, as submitted by Blythe Industries, Inc., be accepted for award on a unit price basis.

Source of Funding: General Capital Improvement Fund - (Parking Lot Repair Program - General Revenue Sharing, Operating Contribution, and Pay-As-You-Go).

O. Alexander Street Center Installation of a new Heating, Ventilation and Air Conditioning System — Neighborhood Centers Department

Recommendation: By the General Services Director that the project be awarded to Action Mechanical Contractors, Inc. of Charlotte the low bidder in the amount of $48,825.00.

Project Description: The existing boiler is old and operation is marginal. Due to the facility layout, cooling with window air conditioning units is very inefficient.

Source of Funding: General Capital Improvement Fund (Building Improvements - General Revenue Sharing and Operating Funds).

CONTRACT

20. Recommend approval of a contract with CIS Leasing Corporation at a rate of $22,858 for 24 months, $1,875 for 12 months, and $4,930 on a month-to-month basis ($29,663 total monthly commitment) for the lease of IBM computing and word processing equipment.

CIS Leasing Corporation is the firm through which the City is leasing its IBM computer and word processing equipment. The requested contract represents an addition to the base contract with CIS approved by City Council on June 14, 1982. Approval of this request will bring the total paid to CIS for the lease of IBM equipment to $82,035 per month.

Approximately 87 percent ($25,799) of the cost associated with this request represents extensions of lease terms for equipment currently installed - terminals, tape drives, word processing stations, and the computer system at the Police Department. The month-to-month, 12 and 24 month terms of the lease extensions are based on the projected useful life of the equipment and are intended to give the City the flexibility to upgrade in a timely manner to more efficient equipment.

The balance of the cost ($3,864) will provide for additional terminals and communication controllers to support implementation of the Fire Department computer-assisted dispatching system, and to meet increased department requirements.

Funds to cover this contract expense were approved in the FY87 MIS Department budget.

CONTRACT AMENDMENT

21. Recommend approval of an amendment to the contract between the City and Browning-Ferris Industries for multi-family residential refuse collection services.

This action amends the existing multi-family residential contract with Browning-Ferris Industries (BFI) to provide garbage collection services for three additional multi-family complexes because of annexation. BFI will provide collection services for a two-year period at the rates established in the current contract.

CHANGE ORDER

22. A. Recommend approval of a change order in the Earthwork II contract with Hall Contracting Co. for the widening of Yorkmont Road at the new Coliseum.

Contract: Earthwork, widening Yorkmont Road
Contractor: Hall Contracting Co.
Award Date: July 18, 1986
Contract Amount: $2,429,910
Change Order: $56,495
New Contract Amount: $2,486,405

Yorkmont Road will serve as a delivery, advance ticketing and transit entrance for the new Coliseum. City ordinances require that a street adjacent to development be widened to City standards and Yorkmont Road must be widened to match the sections required at the Farmer's Market and nearby office parks.

This change will allow the grading work on Yorkmont Road to be done in a timely manner so that the curb and gutter can be installed by the paving contractor next spring.

The Engineering Department has reviewed and approved this change order.

Funds are available in the project account to cover this expenditure.

B. Recommend approval of change order No. 1 to the contract awarded Thackston Construction Company, Incorporated of Greenville, South Carolina on January 13, 1986 for Washam Street Pump Station rehabilitation/replacement.

Contract: Washam Street pump station rehabilitation/replacement
Contractor: Thackston Construction Company
Award Date· January 13, 1986
Contract Amount: $96,285
Change Order: $37,440
New Contract Amount: $133,725

The contract with Thackston Construction Company is for rehabilitation of an old pump station which the Charlotte-Mecklenburg Utility Department took over from the Town of Cornelius. After work began on the project, the contractor discovered that some of the old pump equipment on the floor of the structure had been encased in several feet of concrete. Removal of the old equipment and the concrete encasement is not practical. It was, therefore, necessary to revise the station design. This change order will include all costs associated with the required changes.

Utility Director recommends approval.

Funds are available in the Capital Improvement Program pump station improvement program, account 633.34.

ITEM NO.

C. Recommend approval of four change orders necessary to add floors to the Charlotte-Mecklenburg Government Center, not to exceed a total of $854,027.00.

On September 22, 1986, City Council appropriated $3.2 million to add two floors to the Government Center with the understanding that, as they were negotiated, change orders for this work would be submitted for Council approval.

These change orders are with Watson Electric Company, Inc. (electrical), not to exceed $273,378.00; Quality Sprinkler Company, Inc. (fire protection), $50,000.00; Alpha Mechanical, Inc. (mechanical), not to exceed $296,833.00; and Otis Elevator Company (elevators), not to exceed $233,816.00.

These prices have been reviewed and are recommended for approval by the Construction Manager, Metric/Polote; the Architect, J. N. Pease Associates; and Engineering Department staff. Funding will be from lease/purchase account for Governmental Facilities.

RESOLUTION

23. Recommend adoption of a resolution to temporarily close streets along the route of Thanksgiving Day Parade and authorize other activities.

Each year the Carolinas' Carrousel, Inc., a private, non-profit volunteer organization, stages the Thanksgiving Festival and Thanksgiving Day Parade.

Carolinas' Carrousel, Inc. has requested that certain streets and sidewalks be closed along the parade route from 10:30 a.m. to 5:30 p.m. on November 27, 1986. The resolution would temporarily close Tryon Street between Eleventh Street and Stonewall Street; Stonewall Street between Tryon Street and College Street; College Street between Stonewall Street and Second Street; Second Street between College and McDowell Street; and the sidewalks within the boundaries of these streets. The resolution also authorizes Carolinas' Carrousel, Inc. to erect grandstands on the sidewalks in this area where necessary, to establish and charge reasonable fees to vendors; and to assign and allocate vending space.

The Mall District Committee, Department of Transportation, Operations Department and the City Attorney's Office concur in the resolution.

No City funds are involved.

ITEM NO.

24. Recommend adoption of a resolution endorsing Constitutional Amendment #3 which provides better financing methods for seaports and airports.

The City has been contacted by the North Carolina Friends of The Ports, a coalition of North Carolina public and private officials, who are promoting the passage of Amendment #3 to the Constitution. This proposed amendment would clarify the power of the North Carolina Port Authority and public airports throughout the state to issue revenue bonds to finance a broad range of port improvements and then enter into a long term lease of these facilities with public or private concerns. Most other states, including all of North Carolina's neighboring states, already finance similar improvements in this way, thus giving them a competitive advantage over us.

Interest earned from these bonds is tax free, making them attractive to investors. Financing seaport and airport development in this manner will encourage more development and will spur the creation of additional jobs for North Carolina.

The proposed resolution is attached. Because of specific language in the amendment, approval of this issue will not result in a tax increase.

The Airport Manager and Director of Finance concur in this request.

Attachment No. 12

STREET CLOSURE AGREEMENTS

25. The City Council adopted a temporary street closing policy on September 23, 1985. This policy requires the developer to make a written request to Charlotte Department of Transportation to use public right of way, defining the proposed use and time schedule. Temporary closings of less than one year are approved by the Department of Transportation. Closings of more than one year or in the central business district during the holiday shopping season must be approved by City Council. The following two street closure agreements must be approved by Council:

A. Recommend authorizing the City Manager to execute a street closure agreement between Gilbane Building Company and the City of Charlotte.

Several years ago the Federal Reserve Bank bought the block bound by East Trade, South Davidson, East Fourth, and South Caldwell Street for the future construction of their new bank. They have completed the plans and contracted with Gilbane Building Company for construction of this project.

The space requested is a seven foot strip running 375 feet along East Trade Street that is presently used as sidewalk. It will be used as a staging area for loading and unloading materials associated with the construction of their building. This encroachment will expire June 30, 1988 and they will pay approximately $5200 as a lease fee for the use of the right of way as prescribed in the policy. The contractor must also restore the sidewalk after the building has been completed at no cost to the City.

The Transportation and Engineering Departments concur in this request which has been reviewed by the Legal Department.

A map is attached.

Attachment No. 13

B. Recommend authorizing the City Manager to execute a street closure agreement between J. A. Jones Construction Company and the City of Charlotte.

Last year Trammell Crow Co. announced that it had negotiated with First Union National Bank to construct an office tower in the block bound by East Second, South College, East Third Streets and Southern Railway.

According to City policy, the Charlotte Department of Transportation approved use of various traffic lanes and sidewalks around the project site for up to one year. As the project was ongoing, it became evident to the contractor that a longer schedule would be needed to accommodate the loading and unloading of material and associated construction activities to complete this project. Since the project will now require more than one year to complete, Council must approve the continued closing of the streets. The encroachment period began on March 31, 1986 and is estimated to last until January 31, 1988, with an approximate lease fee to the City of $138,000. The contractor must also restore the road and sidewalks after the project is complete at no cost to the City.

The Transportation and Engineering Departments concur in this request which has been reviewed by the Legal Department.

A map is attached.

Attachment No. 13

ENCROACHMENT AGREEMENT

26. Recommend adoption of a resolution authorizing the Mayor to execute an Encroachment Agreement with Southern Railway Company and approve a one-time fee of $50.00 for administrative costs.

Due to storm drainage water flooding the streets in the area of the intersection of East 8th Street and College Street, the Engineering Department proposes to construct a new 48-inch storm drainage pipe by boring under the tracks of the Southern Railway Company. The railroad has agreed to the proposed construction.

Adoption of this resolution will authorize the Mayor to execute the encroachment agreement with Southern Railway Company for the installation of the proposed project. A one-time fee of $50.00 is required to cover administrative costs.

Funds are provided by the Capital Improvement Program.

Charlotte-Mecklenburg Utility Department, Insurance & Risk Management Agency, Engineering/Real Estate Division and the Legal Department concur in this request.

HOUSING CODE ENFORCEMENT

27. A. Recommend adoption of an ordinance authorizing the use of the in rem remedy to correct code violations at 2401 North Sharon Amity Road.

Date of Inspection: February 13, 1986
Owner(s) notified of hearing: February 14, 1986
Hearing held: March 3, 1986
Owner(s) ordered repair dwelling by: April 21, 1986
Estimated value of dwelling. $57,780
Estimated repair (which is less than 65% of estimated value): $4,880

The repairs include: repairing loose eave boards, loose facia board, and cracks at front entrance door; replacing defective attic fan shutters; installing weatherstripping at front and rear doors; installing lockset on the front door; repairing walls in living room; painting bathroom walls and ceiling; painting living room ceiling, cabinet top, backsplash with plastic laminate, and installing furnace; installing wall thermostat; replacing broken window glass. The dwelling is occupied and the owner has not corrected all of the unfit conditions. Approximately one-third of the repairs have been made.

Funds for this action are available and a lien will be placed against the property for cost incurred.

The case has been reviewed by the Community Development Department.

B. Recommend adoption of an ordinance authorizing the use of the in rem remedy to correct code violations at 1105 Pryor Street.

Date of Inspection: February 11, 1986
Owner(s) notified of hearing: February 14, 1986
Hearing held: March 10, 1986
Owner(s) ordered repair dwelling by: May 14, 1986
Estimated value of dwelling: $21,660
Estimated repair (which is less than 65% of estimated value)· $2,450

The repairs include: repairing cracks on ceilings; installing screen door at front; repairing holes in bathroom walls; painting all interior rooms; repairing all plumbing leaks in second floor bathroom; installing sheet vinyl flooring on kitchen floor and on bathroom floor downstairs; installing electrical outlet and switches; replacing crawl space access door; replacing front entrance door; installing lockset on front and rear doors; replacing broken window glass, rear screen door, all missing window screens. The dwelling is occupied and the owner has not corrected the unfit conditions.

Funds for this action are available and a lien will be placed against the property for cost incurred.

The case has been reviewed by the Community Development Department.

C. Recommend adoption of an ordinance authorizing the use of the in rem remedy to correct code violations at 2900 Carol Avenue.

Date of Inspection: January 22, 1986
Owner(s) notified of hearing. January 23, 1986
Hearing held: February 10, 1986
Owner(s) ordered repair dwelling by· April 24, 1986
Estimated value of dwelling: $21,690
Estimated repair (which is less than 65% of estimated value)· $3,050.

The repairs include: installing window screens; painting exterior wood; replacing wall cover on bathroom walls; repairing leaking plumbing; replacing defective electrical outlets and switches; installing crawl space access door; installing foundation vents; installing missing siding; painting interior walls and ceilings; replacing broken window glass; repairing rear steps; replacing rotted rafters; repairing roof leaks over front stoop; replacing rotted boards. The dwelling is occupied and the owner has not corrected all of the unfit conditions. Approximately 25% of the repairs have been corrected.

Funds for this action are available and a lien will be placed against the property for cost incurred.

The case has been reviewed by the Community Development Department.

SPEED LIMITS

28. Recommend adoption of an ordinance lowering the speed limit on six neighborhood streets from 35 miles per hour to 25 miles per hour.

In accordance with Council's approved policy, six streets in four neighborhoods have had petitions validated and are determined by the engineering study to be appropriate for a 25 mile per hour speed limit. The streets are·

Broad Hollow Drive and Kimblewyck Lane (Huntcliff)
Fenton Place (Eastover)
Green Gardens Place and Nolley Court (Sardis Forest)
Shasta Lane (Hargett)

SPECIAL OFFICER PERMITS

29. Recommend approval of applications for Special Officer Permits to City employees James Steven Cherry and Jimmie Dewey Clark for use on the premises of Charlotte/Douglas International Airport.

SET PUBLIC HEARINGS

30. A. Recommend adoption of a resolution of intent to abandon a portion of North Summit Avenue and set a public hearing for 3:00 p.m., December 8, 1986 in the Council Chamber.

B. Recommend adoption of a resolution of intent to abandon a portion of West Palmer Street and an alleyway and set a public hearing for 3:00 p.m, December 8, 1986 in the Council Chamber.

C. Recommend adoption of a resolution of intent to abandon a portion of Sardis Road and Rama Road (unused rights of way) and set a public hearing for 3:00 p.m., December 8, 1986 in the Council Chamber.

D. Recommend adoption of a resolution of intent to make storm drainage improvements from 386 Ridgewood Avenue to 2936 Westfield Road in accordance with the Storm Drainage Repair Policy, and set a public hearing for 3:00 p.m., November 24, 1986 in the Council Chamber.

TAX REFUND

31. Recommend adoption of a resolution authorizing the refund of certain taxes in the total amount of $5,880.12 which were assessed through clerical error or illegal levy against 38 tax accounts.

UTILITY CONTRACTS

32. Recommend approval of contracts between the City of Charlotte and the applicants listed below.

These are extension contracts for new development in accordance with the Water/Sewer Extension Policy. Item 1 is a 5-year reimbursable contract. The applicant deposited 10% of the estimated cost. The remaining 90% will be deposited prior to construction. Item 2 is a 15-year reimbursable (letter of credit) contract. The applicant deposited 10% of the estimated cost with the remaining 90% being deposited (utilizing a letter of credit) prior to construction. There is no cost to the City and no funds are needed. The Utility and Planning Directors recommend approval.

1. RCCS, Inc., to construct 750 linear feet of 16-inch water main to serve Providence Road, located south of Country Lane and north of McKee Street, outside the Charlotte City Limits. Estimated Cost - $34,000.00. Water Contract No. 66-429.

2. First Colony Group,Inc., to construct 3,400 linear feet of 15-inch sanitary sewer main to serve Four Mile Creek Outfall To Brightmoors II Subdivision, located east of Pleasant Plains Road, west of Monroe Road and south of Four Mile Creek, outside the Charlotte City Limits. Estimated Cost - $187,000.00. Sanitary Sewer Job No. 621-86-151. Contract No. 86-005.

3. William Trotter Company, to construct 3,060 linear feet of 8-inch water main and 32 linear feet of 6-inch water main to serve Sardis Plantation, located west of Courtney Lane, south of N.C. Highway 51 and east of Elizabeth Lane, outside the Charlotte City Limits. Estimated Cost - $61,000.00. Water Contract No. 86-061.

4. Charter Properties, Inc., to construct 1,319 linear feet of 16-inch water main and 780 linear feet of 8-inch water main to serve Eastover Glen Apartments, located east of Dotger Avenue, west of Orange Street and south of East 7th Street, inside the Charlotte City Limits. Estimated Cost - $138,000.00. Water Contract No. 86-047.

5. Morley Properties, Inc., to construct 2,343 linear feet of 12-inch water main to serve The Corporate Center At Sugar Creek, located west of Sugar Creek and south of I-85, inside the Charlotte City Limits. Estimated Cost - $70,000.00. Water Contract No. 86-039.

6. Hill Land Company, to construct 2,895 linear feet of 8-inch sanitary sewer main to serve Danbrooke Park III, located east of Wilson Grove Road, west of Irwin Creek and north of Lawyers Road, outside the Charlotte City Limits. Estimated Cost - $101,325.00. Sanitary Sewer Job No. 621-86-136.

7. John Crosland Company, to construct 3,064 linear feet of 8-inch sanitary sewer main to serve Radley 2 At Touchstone, located south of N.C. Highway 51, east of McAlpine Creek and north of Four Mile Creek, outside the Charlotte City Limits. Estimated Cost - $107,240.00. Sanitary Sewer Job No. 621-86-105.

8. William Trotter Company, to construct 1,773 linear feet of 10-inch and 4,322 linear feet of 8-inch sanitary sewer mains to serve Sardis Plantation, located east of Elizabeth Lane, west of Courtney Lane and south of N.C. Highway 51, outside the Charlotte City Limits. Estimated Cost - $245,000.00 Sanitary Sewer Job No. 621-86-120.

9. John Crosland Company, to construct 1,000 linear feet of 8-inch sanitary sewer main to serve Five Points Redevelopment Area, located at Summit Avenue between 5th Street and Martin Street, inside the Charlotte City Limits. Estimated Cost - $35,000.00. Sanitary Sewer Job No. 621-86-139.

10. NCNB Trustee NCNB Corporation and Designated Subsidiaries, to construct 1,756 linear feet of 12-inch and 640 linear feet of 8-inch sanitary sewer mains to serve Huntersville Business Park VII, located at Lindley Drive and south of Julian Clark Avenue, outside the Charlotte City Limits. Estimated Cost - $95,840.00. Sanitary Sewer Job No. 621-86-124.

11. Carmel Development Company, to construct 2,662 linear feet of 8-inch, 86 linear feet of 6-inch and 1,678 linear feet of 2-inch water mains to serve Linden Oaks Subdivision, located south of Kuykendall Road and east of Highway 16, outside the Charlotte City Limits. Estimated Cost - $70,000.00. Water Contract - No. 86-063.

ADDITIONAL DEPOSIT FOR CONDEMNATION ACTION

33. Recommend approval of the deposit of an additional $27,800 for a total deposit of $157,800 to settle the condemnation action entitled City v. Sumpter, 85-CVS-11992.

The City filed a condemnation action on November 8, 1985, for taking of a 5.36 acre tract that includes a 1600 square foot commercial building. The property in question is being acquired in connection with the construction of York Road/Renaissance Park. The City deposited $130,000 as its estimate of just compensation.

The owner has offered to accept an additional deposit of $27,800 to settle the condemnation action. Considering the risks and expenses of trial, the Legal Department recommends that this settlement be approved.

Funding will be from the Capital Improvement Program York Road Park.

PROPERTY TRANSACTIONS

34. Recommend approval of the following property transactions.

Items A. and B. involve acquisition of right of way for the Fairview Road widening project.

On August 11, 1986, the City Council deferred action on a property transaction connected with this project in order for the real estate staff to determine if property owners involved would consider donating the needed right of way or at least allow the City to acquire it at below market value.

We have approached the two large property owners involved in this project, Queens Properties, Inc. and U. S. Steel & Carnegie Pension Fund. The representative of the pension fund stated that they own the land located at the corner of Fairview and Barclay Downs Drive and lease it to Celanese for their corporate offices. Since the ownership is in a pension fund and the land being held by the fund is for income for retirement purposes of its members, they declined to donate the property or take a reduced value in their assets. Queens Properties, located on the south side of Fairview, found it necessary to redesign their office development for this property because of the road widening which necessitated an additional expense to them. They also have committed to bury the overhead power lines along Fairview adjacent to their property at a cost to them of $150,000. They believe that it is unfair to be asked to give the needed right of way either through donation or at below market value due to the expense that they are anticipating on this new development. They also believe that a quality development will enhance the tax base in this area and believe that it is a fair trade-off for the right of way expense on this project.

A map is attached.

A. Acquisition of 7,195 square feet of right of way, on Fairview Road at St. Albans Street, from U. S. Steel and Carnegie Pension Fund, for $108,000.00, for the Fairview Road Widening Project. (Right of Way Agreement)

B. Acquisition of 10,522 square feet of right of way plus temporary construction easement, at 6000 Fairview Road, from Queens Properties, Inc., for $184,135.00, for the Fairview Road Widening Project. (Right of Way Agreement)

C. Acquisition of 5,258.79 square feet plus temporary construction easement, at 2.6 acres at 2400 block of Park Road, from Marsh Realty Company, Inc., for $31,000.00, for Intersection Improvements - Scott Avenue at Park Road. (Right of Way Agreement)

D. Acquisition of 13,442.616 square feet of right of way plus permanent down guy easement of 40.00 square feet and temporary construction easement of 17,851.033 square feet, at 7625 Providence Road, from Katherine W. Springs, for $44,400.00, for Intersection Improvements - NC 51/NC 16. (Right of Way Agreement)

This area is outside the UDC-V and is not required to be donated.

E. Acquisition of 12,051.887 square feet of permanent drainage easement plus 400 square feet of temporary construction easement, at 7401 Providence Road, from T. E. Hemby, Jr. and wife, Hilda W. Hemby, for $40,300.00, for Intersection Improvements - NC 51/NC 16 Project. (Right of Way Agreement)

This area is outside the UDC-V and is not required to be donated.

F. Acquisition of 378.59 linear feet, at 176.31 acres off Pineville Road, from Edgar Hall Hand, Jr., for $22,500.00, for the sanitary sewer to eliminate Southland Industrial Park Pump Station. (Easement)

CONDEMNATION

G. Recommend adoption of a resolution of condemnation for 1,348.09 square feet plus 898.67 square feet of temporary construction easement, at 2000 "A" Avenue East, for $400.00, for the 1986 Annexation Area 12 - Sanitary Sewer Trunk.

Condemnation is recommended as a result of the attorney's title abstract report. Real Estate has been unable to locate the owner and no property taxes have been paid in five years. The $400.00 will be held in reserve by the Clerk of Court.

Attachment No. 14

RESCIND CONDEMNATION RESOLUTION

35. Recommend City Council rescind its resolution of condemnation adopted June 9, 1986 to acquire property of Temple Beth El, Inc., 1727 Providence Road; Dotson G. Palmer, et al., Trustee for Mutual Savings and Loan Association; and Mutual Savings and Loan Association, Beneficiary. The parties have granted the City the necessary easement and it is no longer necessary to institute proceedings.

- PENDING MATTERS -

In meeting on Monday, November 10, 1986, City Council will make nominations for appointment to the Charlotte-Mecklenburg Planning Commission.

Two appointments will fill positions of two incumbents whose terms expired June 30, 1986. One of the incumbents is eligible for reappointment

Two additional appointments will be made in lieu of the expansion of the membership of the Commission

- SCHEDULE OF MEETINGS -
October 27 - November 7, 1986

Monday, October 27	COUNCIL/MANAGER LUNCHEON Training Center CITIZENS HEARING COUNCIL MEETING Council Chamber	12 00 Noon 2·00 p. m. 3 00 p m
Thursday, October 30	TRANSPORTATION COMMITTEE	4 00 p m
Tuesday, November 4	ELECTION DAY	

Book - 21 Page - 307

MAP SHOWING PROPERTY OF
CITY OF CHARLOTTE

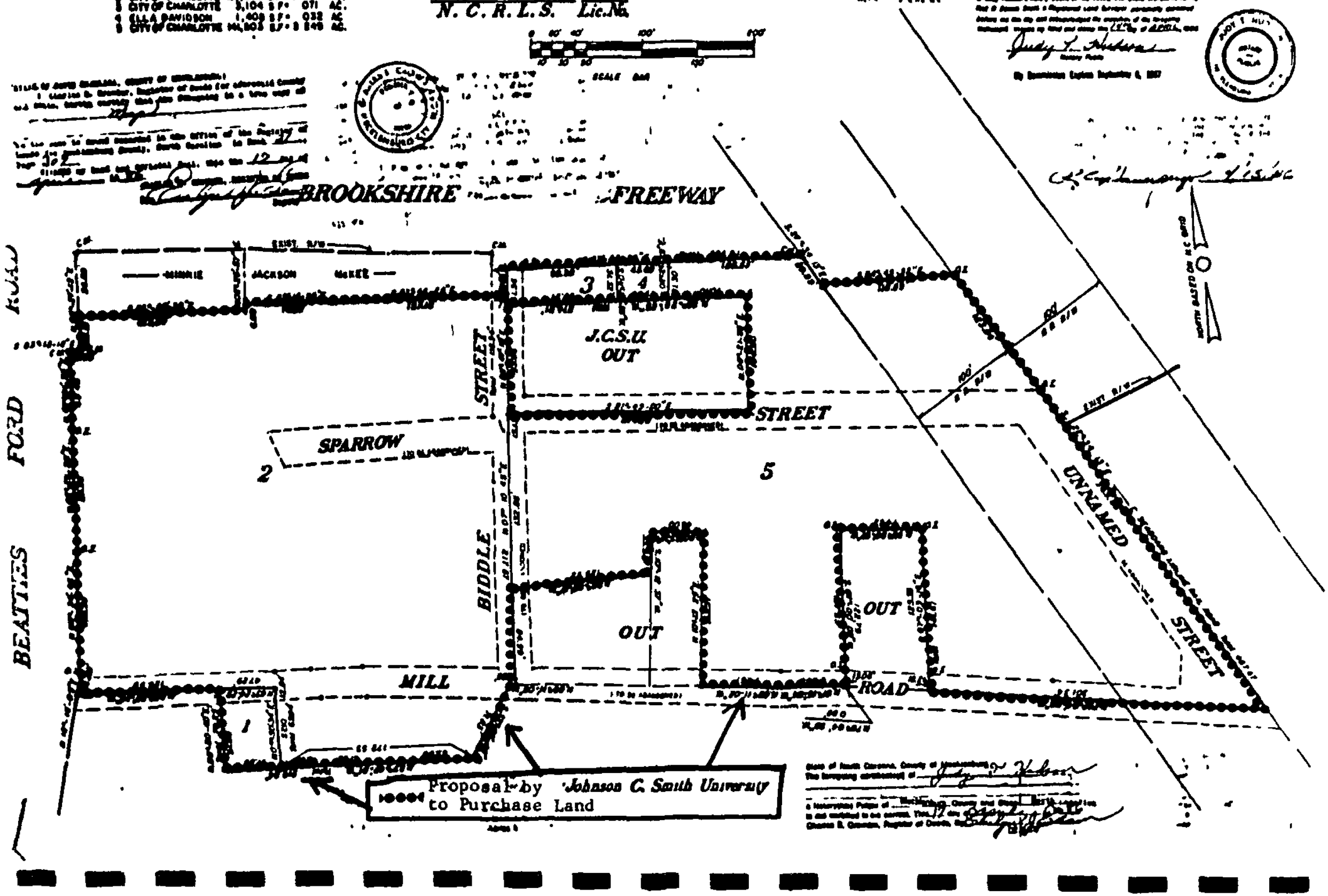
PARCELS 2, 3 AND 5

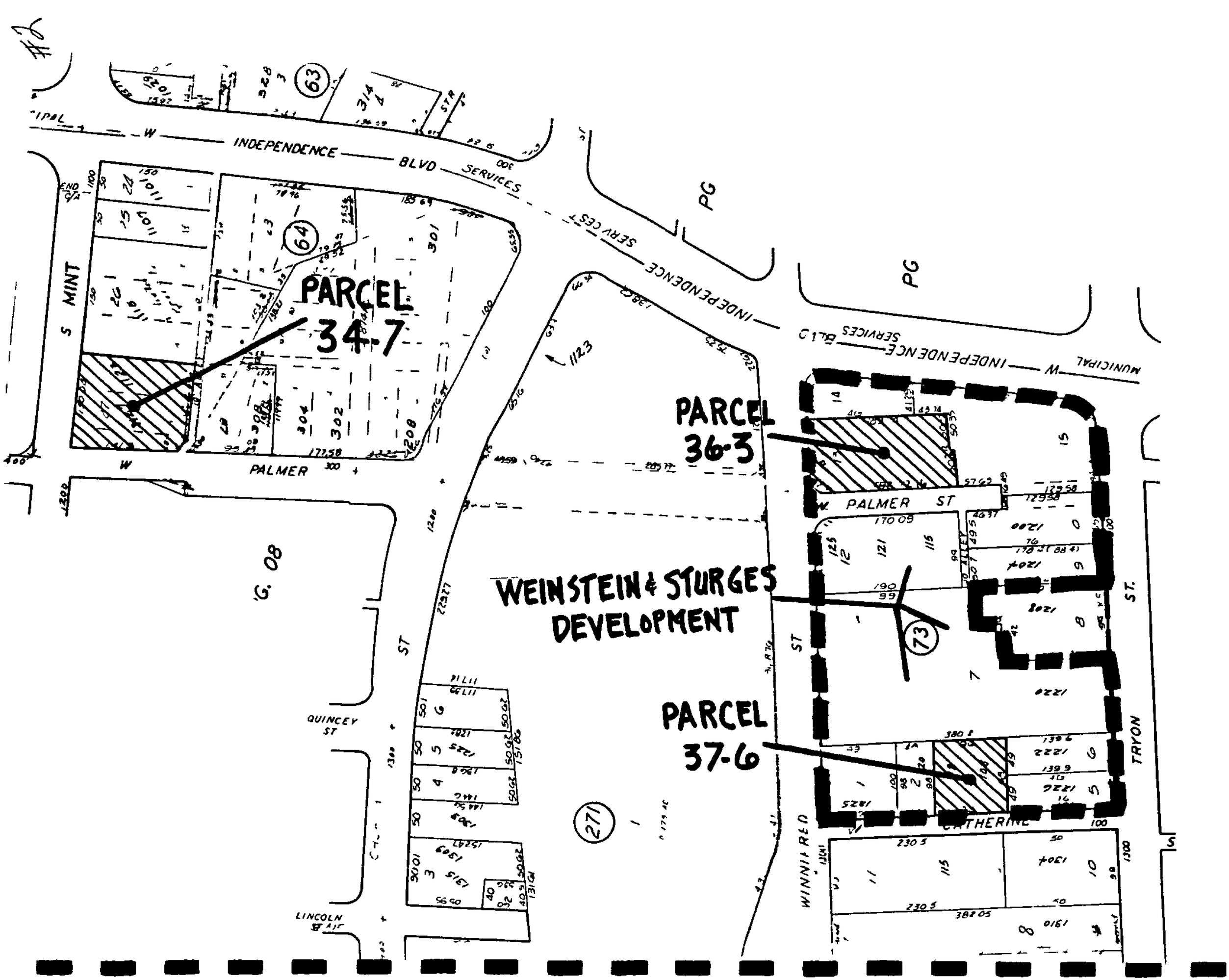
FIVE POINTS NEIGHBORHOOD STRATEGY AREA
Charlotte North Carolina

Scale: 1" = 50'
Date: April 1986

N. C. R. L. S. Lic. No.

PARCEL				
1	ELLA DAVIDSON	3,315 S.F. =	.076	AC.
2	CITY OF CHARLOTTE	138,250 S.F. =	3.174	AC.
3	CITY OF CHARLOTTE	3,104 S.F. =	.071	AC.
4	ELLA DAVIDSON	1,408 S.F. =	.032	AC.
5	CITY OF CHARLOTTE	141,803 S.F. =	3.255	AC.




W INDEPENDENCE BLVD
INDEPENDENCE SERVICES
W INDEPENDENCE BLVD SERVICES
MUNICIPAL
S MINT
W PALMER
PALMER ST
PARCEL 34-7
PARCEL 36-3
PARCEL 37-6
WEINSTEIN & STURGES DEVELOPMENT
PG
PG
QUINCEY ST
LINCOLN
WINNIFRED ST
TRYON ST.
CATHERINE
63
64
73
271
1123

#3

MAJOR CHANGES
TO INTERLOCAL AGREEMENT

3.31.2 ~~An individual appointed in 1986 to a two year term with a 1988 expiration shall be deemed to have served a full term. An individual shall not serve more than two consecutive full terms.~~

3.33.2 Seventy-five percent attendance at total of regular meetings and membership on a Planning and/or Zoning Committee. Seventy-five percent does not include special meetings. City policy does include special meetings.

3.63 Planning Committee: The Planning Committee, consisting of seven members, shall be chaired by the Planning Commission Chairperson or Planning Commission Vice-Chairperson. The Planning Committee shall be designated as a planning agency pursuant to G.S. 153A-321 and G. S. 160A-361 for the carrying out of the duties specified herein for the Planning Committee. A quorum for the Planning Committee shall consist of at least five (5) members present.

3.64 Zoning Committee: The Zoning Committee, consisting of seven members, shall be chaired by the Planning Commission Chairperson or Planning Commission Vice-Chairperson. The Zoning Committee shall be designated as a planning agency pursuant to G. S. 153A-321 and G. S. 160A-361 for the carrying out of the duties specified herein for the Zoning Committee. A quorum for the Zoning Committee shall consist of at least five (5) members present.

3.65 Duty to Vote: A member of the Planning Commission, Planning Committee or Zoning Committee must vote unless excused from voting for cause. An individual who wishes to be excused from voting shall so inform the Chairperson, who shall take a vote of the remaining members. If an individual has failed to vote and has not been excused by a majority vote of the remaining members, then that shall be recorded as an affirmative vote.

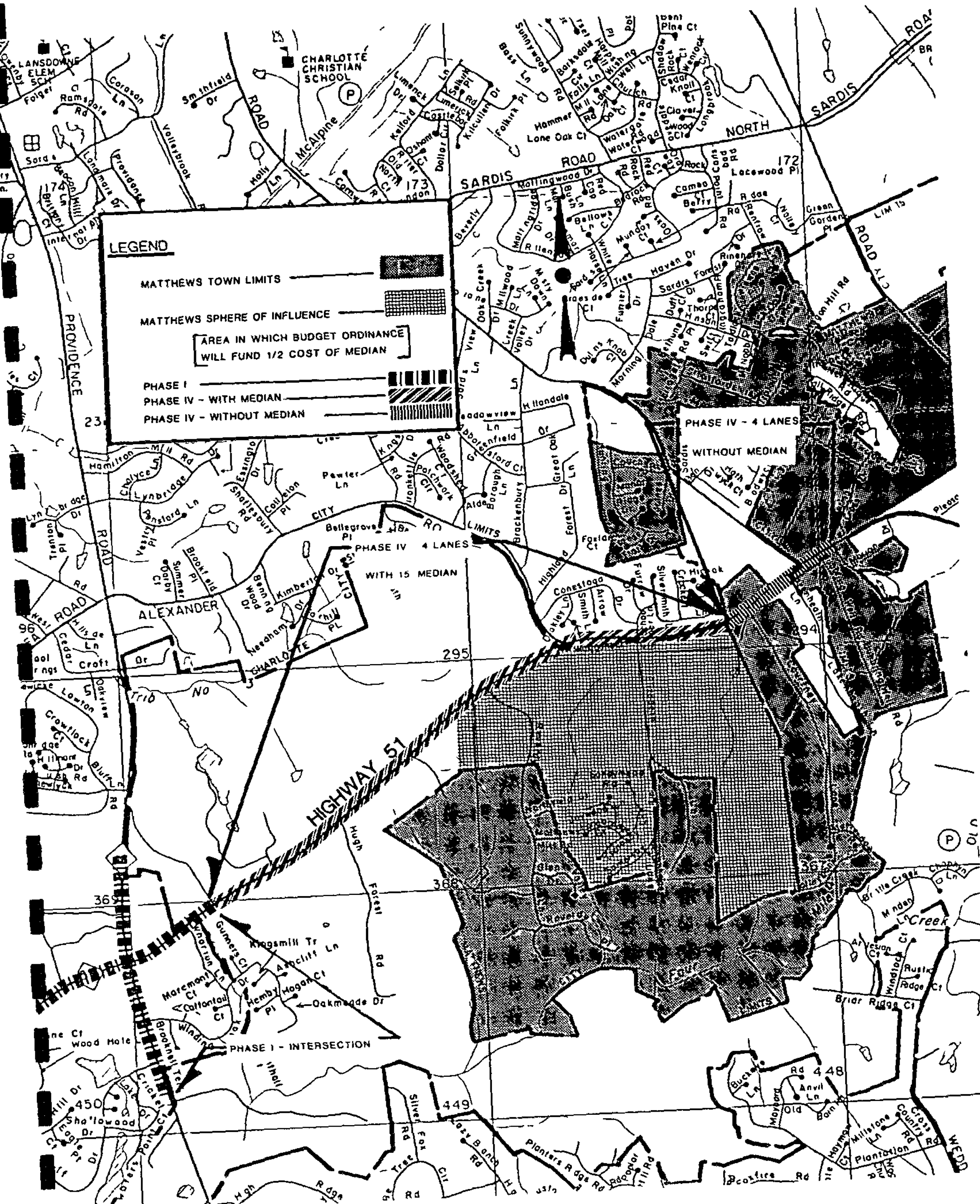
3.66 Four Affirmative Vote Requirement: The approval of a recommendation from the Planning Committee or Zoning Committee shall require (4) affirmative votes from the seven-member committee.

3.70 Chairperson takes into consideration four criteria in appointing members to Planning and Zoning Committees and matrix serves as an illustration for purposes of assisting Chairperson in making appointments.

3.71 Planning Commission members shall be appointed to the Planning Committee and to the Zoning Committee by the Planning Commission Chairperson in consultation with the Vice-Chairperson. The Chairperson of the Planning Commission shall take into consideration the following criteria in appointing members to the Planning Committee and to the Zoning Committee:

3.81.4 Review and comment, at a regular agenda meeting item, on planning policy and implementation actions. Such comment and review shall be transmitted to the appropriate Planning and Zoning Committee for consideration during their deliberation and such comments shall be recorded in any recommendations transmitted to the Governing Bodies.

4(a)


LEGEND
MATTHEWS TOWN LIMITS
MATTHEWS SPHERE OF INFLUENCE
AREA IN WHICH BUDGET ORDINANCE WILL FUND 1/2 COST OF MEDIAN
PHASE I
PHASE IV - WITH MEDIAN
PHASE IV - WITHOUT MEDIAN
PHASE IV - 4 LANES WITHOUT MEDIAN
PHASE IV 4 LANES WITH 15 MEDIAN
PHASE I - INTERSECTION
CHARLOTTE CHRISTIAN SCHOOL
LANSDOWNE ELEM SCH
SARDIS ROAD NORTH
SARDIS ROAD
PROVIDENCE ROAD
ALEXANDER ROAD
CITY LIMITS
HIGHWAY 51
CHARLOTTE
MATTHEWS

TRANSPORTATION - N.C. 51 WIDENING

NEEDS

In August of 1985, City Council approved a Transportation Improvement Agreement with the North Carolina Department of Transportation. The agreement stipulated that the City would widen N.C. 51 while the State agreed to reconstruct Independence Boulevard. Both of these roadway improvements are included in the 1990 Transportation and Land Development Plan. The approved construction alternative for N.C. 51 increased the project cost to $21.2 million, with additional funding requirements of $8.6 million needing to be identified.

DESCRIPTION

During the Budget Workshops last June, Council was presented five construction alternatives for Phases III and IV of the N.C. 51 project. (Designs for Phases I and II had been previously approved.) The alternative designs for Phases III and IV ranged from a no median alternative to a concentric 15 foot median alternative with sufficient right-of-way for future widening. Council decided that the concentric 15 foot median with sufficient right-of-way for future widening was the most desirable alternative. However, sidewalk and border landscaping were excluded from from the project. Future development along the roadway would be controlled to assure needed amenities.

FUNDING

During August of 1986, the Finance Department was able to refinance the City's outstanding GO Bonds at a lower interest rate. This action created a one time surplus of debt service funds available over the next five years of approximately $6.0 million. It is recommended that the GO Bond refinancing funds in addition to revenues collected from the Auto Privilege Tax during FY86-87 be dedicated to the widening of N.C. 51. The project is currently experiencing a deficit of $8,645,000 (including $530,000 for median landscaping). Pending approval of this recommendation, funding for the N.C. 51 project will be as follows:

Revenue Source	Amount
1983 Street Improvement Bonds (originally approved for Independence Blvd.)	$ 7,930,000
Mecklenburg County Contribution	3,000,000
Capital Reserve	1,070,000
Bond Refinancing/Auto Privilege Tax	8,645,000
Developer Contribution	605,000
Total	$21,250,000

#5

UNEDITED EXCERPT from City Council Minutes of September 22, 1986.

IMPLEMENT TWO-YEAR BUDGET PLAN FOR THE CITY'S OPERATING BUDGET BEGINNING WITH THE FY88 BUDGET., REFERRED TO FINANCE COMMITTEE.

[Motion was made by Councilmember Dannelly, seconded by Councilmember]
[Vinroot, to approve the subject recommendation.]

Councilmember Woollen stated she will vote against this motion because in looking at the information, it seems to her the disadvantages out weigh the advantages. She stated that she was not opposed to it, but feels she has not had enough discussion on it. Last year at the budget session, the budget advisory group recommended that Council look at the operating side of the budget periodically and she does not feel Council has done that. She realizes it does take a lot of time to do this but feels it is a good thing. She asked how many cities across the country are using a two-year budget.

City Manager Wendell White state he did not think there were many.

Ms. Woollen stated that as long as she has been on Council she has never seen a proposal come whereby they would cut cost, or staff or programming and she feels Council will have a better handle on it if they continue on an annual basis.

Councilmember Matthews stated he feels there is a lot to be said for stretching the planning out and will vote for the proposal regardless whether they extend it any further. He stated that for the same reason he would vote for the two year plan, he would also ask for the third year always a second year budget plan. The first time out they will vote a one year ordinance and a second year plan but when they get into the second year plan, he would also like to have before him a third year plan. When they start making adjustments in the second year plan, he would like to see the third year sitting out there. For the same reasons the second year to begin with is valid, makes the third year valid and they would always be looking at two years in front of them. He would encourage that they try to extend it even beyond that, recognizing the limitations you would be working under.

Mr. White stated they can and have made 5 year projections on some of the more important revenues and operating aspects and the information was shared at the retreats. He stated they had not done it for the past two years because the nature of the retreats were different, but they will do that this year.

Mayor Gantt asked for clarification because he was not present when this was presented.

mpl

Mr. White stated what they planned to do was make a two year plan and the first year of that plan would be the budget and the next year they would amend what was the plan to get the second year budget. The following year they would do another two-year budget, but they can also do the five-year projections which Mr. Matthews suggested.

Councilmember Trosch stated that she shares Ms. Woollen's frustration on really not know the full ramifications. There is a statement in the agenda attachment and the process represents a significant change from the traditional approach to budgeting and they have had one dinner meeting. She is not sure getting Council further from the budgetary process is healthy and feels they need to get closer to it in many ways, particularly the operating budgets, because those tend to be .... where people do not pay enough attention to the operating budget. She stated Council had gotten in love with capital budget. She stated she was not certain that this was done in some of the cities mentioned in four-year terms of Councils not two-year terms because they would be making the budget for the next Council. She has a great discomfort with doing that.

Ms. Trosch stated if this was put in a committee and understood the process better and understood more than three disadvantages and four advantages, because it is plowing ground and not a city near the size of Charlotte. She stated if she votes today she will vote against it.

Mr. White stated the effort is to force the budget office and departments to give a more careful scrutiny to the future impacts to the decisions staff is bringing to the City Council. It is the same type of discipline staff is suggesting that the Council engage in. He feels that makes for a better long-term systematic approach to what they are doing, however it does represent change. It is not taking Council out of the budget process, but giving them clearer information to make decisions. If anyone has any reservations with it, pass it by and they will go on with the same kind of budget they have been presenting, which is one of the best in the country. This is an effort on staff's part to give Council a minor improvement.

Ms. Trosch stated that her only comment was that perhaps she needs to understand it.

Mr. White stated he did not know how to deal with that.

Councilmember Hammond stated she felt it was too good an idea to pass over and reject it because some of Council has some discomfort or some different understanding of it. She likes the idea of putting it into a committee. What they have heard is that several people on Council through it was just a roll over thing where you were constantly looking one year in the future and that is not the way it was proposed. She stated the Manager proposed it because he had certain ideas in mind about the staff and their planning and time. If it comes to the floor that they want the constant roll over, they are completely changing the rules or the object the Manager had in mind when he put it before Council. She does not want to pass something around here that other members are uncomfortable with or have not had a chance to talk about and think through. She feels they need to think about the ramifications of extending it beyond two-years and the use of staff time and whether it is really worth while.

Ms. Hammond stated she has some concern about phasing this in during the last six months of a council term and setting up for the new Council one and half years out of their two year term, living under this Council's budget. There are also some outstanding questions about how Council handles request from outside agents and planning for their needs over a longer period of time. She stated that they had spent perhaps 30 to 40 minutes on this ahead of a zoning meeting and for a change like this she feels it is inadequate.

[Motion was made by Councilmember Hammond, seconded by Councilmember]
[Trosch, that this be placed in the Finance Committee.]

The vote was take on the motion and carried as follows:

YEAS: Councilmembers Dannelly, Fenning, Hammond, C. Patterson, P. Patterson, Rousso, Trosch, Vinroot and Woollen.
NAYS: Councilmembers Leeper and Matthews.

Mr. White stated that he realizes that in making the proposal they raised some interesting issues some of which Ms. Hammond just mentioned. There is a sense of not urgency, but they will be getting into a crunch to implement a change if Council wants to make one. If they do not, there will be no real crunch.

Mr. Dannelly stated the committee will convene as soon as possible, but as the discussion went on around the table, he noticed that there were others than committee members who had some concerns. He would strongly urge members of Council who have these concerns to come to the committee meeting and let the concerns be known and get this hashed out so they will not have to have committee meetings again on the council floor.

Ms. Woollen requested that this be given to the Advisory Budget Committee because they have been directly linked with this, or if they could just be invited to the meeting.

Mr. White stated that when the Advisory Budget Committee submits their report, that is the end of their official process.

Mayor Gantt stated that is the way that works, but he does not mind having them invited because it is a matter they have been involved with.

Ms. Woollen stated they had requested their input on budget decisions and if they are going to change the budget process, it might be helpful to have their input.

Councilmember P. Patterson stated she heard it said that the Manager had not come back with any programs to cut cost or personnel and she feels differently on that. She stated they have already passed the motion on garbage today and if she remembers correctly they will be cutting back on the crew size. That is a cost savings. She stated they were given a fact sheet on the budget last year, which she has carried around with her because it provides some information which people forget. The cost of general government between 1984 and 1975 decrease of 14 percent. They have not had direct programs one after the other, but as the City has grown, what Council has not done, is grown in government. It is am important concept and they need to

remind themselves that they are not just growing and growing, even though the City is growing. Garbage collection cost per capita 1984 to 1975, a reduction of 15.1 percent. The number of City employees per thousand from 1975 to 1984 was a reduction of 1.9 per thousand. That is a continuing cost reduction. Typical residential property tax payer in 1984 compared with 1975 a decrease of 25.05 percent. She stated that they were doing more for less dollars even though inflation went on during that period they did not inflate the government. Water/sewer was also a decrease over the same period of 6.8 percent. She believes these are important cost reductions they have seen over a 10 year period which are important.

Ms. Woollen stated she appreciates that and she likes for that story to be told except if they went to roll out it was discussed that it would be a cost savings, then when it came back it was not and that was why they went to the once a week pickup. In the last year she did not ever see that there was a cost savings, and from last year they went from a $16.0 million increase over the year before to a $44.0 million increase and she is saying in the budget of the operating reflections they went up in salaries and those big percentages whereas overall they are not decreasing the taxes, but increasing them, and they cut a service.

mpl

Finance and Long Range Funding Committee

Executive Summary
October 7, 1986

The Finance and Long Range Funding Committee of the City of Charlotte, N.C. met in Committee session on Tuesday, October 7, 1986, at 4 p.m. in the second floor conference room of City Hall with Chairperson Charlie Dannelly presiding and Committee members Ann Hammond, Roy Matthews, and Minette Trosch in attendance. Also present were Councilmember Velva Woollen, Bernie Johnson, Chair of the Budget Advisory Committee, and City staff members Tom Finnie, Pam Syfert, Vi Alexander, and Randi Escott.

Absent: Councilmember Cyndee Patterson

I. Two-Year Budgeting Plan

Mr. Dannelly opened the meeting welcoming those in attendance and asked that staff give Committee a brief overview of the proposed two-year budgeting plan. Budget Director Pam Syfert stated that during FY86, the City Manager directed Budget and Evaluation to evaluate the merits of implementing a two-year budget. The purpose of the evaluation was to pursue measures to reduce staff and Council time required in the annual budget process without reducing the quality of information for decision making. After visiting with officials of cities using the two-year budget plan and evaluating the advantages and disadvantages, Budget and Evaluation recommends that the City pursue the implementation of the two-year budget plan beginning with the FY88 budget for two basic reasons: (1) the two-year budget framework gives a longer time and broader perspective on planning for the operating budget; and (2) savings of staff and Council time. We would have a normal budget hearing the first year, which may take a little bit more time, where the Manager and the Council would go over the budget not only for the first year but also for the second year. You would look at the projected expenditures, service level changes, goals, and program objectives for the first and second year. But, after that was approved, then in the second year of that two-year budget cycle you would probably have a very short budget hearing. There would be a formal public hearing, and some short workshops for adjustments. It would be an exceptions basis budget: were our estimates and planning done for those dollar figures accurate enough for Council to adopt the ordinance for that second year.

Ms. Syfert stressed the importance of Council being comfortable with all the ramifications of this proposal to adopt it. We can continue to provide some long range planning projections whether we do a two-year budget or not.

Committee Discussion:

Ms. Trosch expressed concern that in the two-year election system the current council would be setting those objectives at least for one year for the next group and someone would have set them for us for one year.

Mr. Dannelly stated that he would have appreciated having a year to learn more about the operations of the City and listening to other Councilmembers who had been involved before in policy/budget discussions for a longer period of time than six months and jumping in there and doing a fast track learning. This plan can eliminate that.

Mr. Matthews stated that if we implement this plan this year we are going to put together a two year plan in June 1987 and the following June the new Council will be dealing with our budget plan. They will be asked to adopt that budget but they would have had six months from the retreat to become familiar with that budget and, unless there is a big mandate put forward by the citizens with all new councilmembers, nothing is going to turn that budget topsy-turvy. The January to June review time after a new Council is in office can result in an entirely new budget for 1988-89. The way I see it, staff will bring to us a two year plan, based on their interpretation of our policies. They will lay out a document that says this year here's what we think your policies are going to cost, next year here's what we think they are going to cost and these are also responses to those policies that the departments have come forward with--I would love to have that information sitting in front of me the second year. The same amount of time is available, the same process is intact, and adjustments can be made. You have allowed the new Council, if it chooses to do so, a better opportunity to look at the budget for that second year without having to do all the work that's involved with it.

Mr. Dannelly stated I know we have adopted budgets in the past that various councilmembers have had some concern about. But if it's in there for that second year, then you have plenty of time to research, look at it in detail, and come up with whatever alterations or policy discussions you would want when it comes up the second year. When I look at this proposal, this second year budget is going to be as good as it possibly can because the first thing I'm thinking is I don't want to waste my time. I don't want to adopt a two year budget just to be adopting it and as well as I know the Council I'm sitting with now, as much detail and questioning will go into that second year as the first year. If by chance a majority of those Councilpersons are present during that following year when the second year budget comes up, they will know what they put into it, the changes that they have researched and will be asking for, and that will minimize the budget time we put in during budget session time. I see it as expanding our opportunity to look at the budget every year from that point on but yet when we get to the point of decision making, the time saving is there because we know exactly what we're going to do when it comes time with a whole year to look at it.

Pam Syfert stated that essentially the first year Council will get a book that lays out the objectives, the recommended budget changes and direction for two years. From our perspective, we would not go through the whole budget process the second year in terms of putting the objectives together, but we would still have a retreat with Council, budget kickoffs with department heads, i.e. saying to department heads--okay, you go back and look at your estimates, this is the budget that you have for the upcoming year, has anything changed, do we need to look at it again, if Council policies have changed since then you need to go back and see how this affects your second year budget estimate. That's a much more streamlined process from what we are currently doing but it has all the ingredients in there for everything we have been talking about. We will have more time in the departments and with the Council to have more of those policy discussions and do more analytical work. In the second year we are not as busy doing a lot of the detail work because we did it the year before and we're not putting a brand new budget book together. Rather, we're just doing it on exceptions.

Ms. Trosch stated that if we are now going to a budget that we will know better and have a year ahead of time for full discussions of issues and policies, then I feel comfortable with it.

Ms. Hammond asked if this would change the way the Budget Office goes through its evaluation cycle on a yearly basis as you evaluate departments the way they meet their objectives. Ms. Syfert stated we are hoping it will allow us to spend more time evaluating objectives. Ms. Hammond also stated that she would rather not look at this two year budgeting plan as a way to alleviate Council's time burden but rather to look at it as a way for Council to also be more analytical and policy oriented.

Mr. Matthews asked about the possibility of a third year roll-over budget. Ms. Syfert stated that none of the cities we looked at did the roll-over. What they did do and what we have committed to doing is having two years that are real specific, there's a line item for every figure in that two years, but you start it over again every two years. But the long range projections that are done certainly roll over. I feel the third year roll-over would mitigate the advantages of this major effort. Ms. Syfert stated she felt it would be appropriate to look at long range projections at the retreat when you're looking at the second year budget and talking about policies and changes for the upcoming year.

Committee Action:

Ms. Trosch made a motion to recommend to Council that staff pursue a two-year operating budget plan for the purposes of longer range planning on the part of staff and savings of staff time and resources and that such a process will include an opportunity for a full review every year by the Mayor and Council of the budget with recommendations for approval or changes and adaptations according to the defined policies of the Council. The purpose of this is also to enable Council to spend more time on the broader operating policy objectives for the City of Charlotte.

Matthews seconded the motion and vote was unanimous.

Meeting adjourned: 5:30 p.m.

Carol J. Nanley
Administrative Secretary

Length of Meeting: 2 hr. 30 min.

#6

CONSULTANT SELECTION PROCEDURE
CITY OF CHARLOTTE
NORTH CAROLINA

In 1973, City Council approved procedures for hiring architects and engineers for consulting services for the City of Charlotte. The procedures approved are as follows:

1. The firm must be registered to practice engineering or architecture in the State of North Carolina.

2. To be eligible for City projects, the firm must be on Council's Approved List of Architects and Engineers.

3. The work will be distributed among the qualified engineers and architects.

4. The City Manager will recommend a firm for Council approval.

5. Should Council disapprove the Manager's recommendation, another recommendation will be made from the Approved List.

With these basic criteria as a guideline, the procedures have been further refined to include the following:

1. All requests to be added to Council's Approved List are submitted to the Engineering Department which in turn submits them to the various City Departments for recommendation. Upon receipt of positive responses from the Departments. The firm is added to the approved list.

2. The Engineering Department maintains the Approved List of Architects and Engineers through the use of computer services available in the MIS Department.

3. Consultants will be hired using the City's standard procurement procedure contained in Administrative Policy 1.03; that is, (a) Department Heads are authorized to hire consultants and execute contracts for work not to exceed $1,000.00; (b) The City Manager can hire consultants and execute contracts not to exceed $30,000.00; and (c) City Council authorizes all contracts in excess of $30,000.00.

4. A Consultant Selection Committee may be established by the City Manager's Office consisting of staff from the Engineering Department, the using department and other departments when appropriate, and the Manager's Office. The Selection Committee is used on significant projects; that is, projects where the fee is determined to be in excess of $30,000.00. The purpose of the Selection Committee is to review written qualifications of the consultants and to conduct oral interviews, if the committee members consider interviews necessary, prior to making a final recommendation.

5. In order to distribute the work to as many capable firms as are available on the Approved List, the Selection Committee shall take into consideration whether or not a firm is holding an active contract or has been awarded a significant contract in the previous three years when making their final selection. (Significant work is defined as any contract exceeding $30,000.00. The three years begins on the day Council approves the contract.) This consideration shall not apply to such highly specialized items as mapping services or soils and materials testing where availability of professionals is limited.

6. On those major and significant one-time projects such as a sports coliseum, a new City office building, or a museum, in order to assure that the most qualified firms are considered, all firms on the Approved List will be notified of the project.

7. Once the top-ranked firm has been selected, contract negotiations are begun. The selected consultant is requested to review a draft contract and submit a proposed fee for doing the work. The Scope of Services is further defined during the negotiation process and the final fee is determined and a contract recommended to City Council.

8. On major projects having a significant impact on the future of Charlotte, a design competition between the qualified consultants may be held. The design competition would only be used with the approval of City Council.

9. On those projects that are frequently undertaken by the City, such as fire stations and recreation centers, a competitive fee proposal may be requested after the selection process has been completed and the top two firms have been determined. However, the fee would be only one factor considered in making the final recommendation to Council. This proposal would only be used on those projects where a very definitive Scope of Services can be outlined prior to beginning project design.

Revised 11/1/82
RNPJR

Revised 11/7/85
BEA:bf

Revised 8/8/86
BEA:bf

WINSTON NETWORK INC.

June 30, 1986

Advertisers on city buses since March, 1976

Anderson's Restaurant
Bojangles
Crystal Shoppe
WZXI Radio
Republic Bank
Consumer Credit - Master Card
Food Town
World of Curls
Casual Male - Big and Tall Clothes
Todd's Florist
WPEG Radio
Oxford Management - Apartments
Soft Sheen - Care Free Shampoo
Tark Aviation
WBTV
WSOC-TV
Toyota
Steele's Paint and Body Shop
WEZC Radio
WRFX Radio
Mechanics & Farmers Bank
Tel Amco
Crazy Joe's
Church of God in Christ
U.S. Army
Rutledge College
Hardee's
Tanners - Snack Bar
Metrolina Doctors
Family Support Center - Child Abuse
Girl Scout
Plough - Sulfur 8
Bronner Bros. - Records
Jeffrey Martin - Doans, Porcelana, Topal
Cafe Eugene
Professional Beauty Supply
Colortyme Rental
Members Only Clothes
Charlotte Pawn Shop
Brown & Williamson - Kool Cigarettes
Black Flag
Associated Telcom
Anheuser Busch - Cobra Beer
Ashworth Products
U-Rent
Ambi Skin Cream
Carolina Wholesale - beer
Southern Wholesale - beer
Charlotte's Bloomin Event
Mecklenburg Co. Minority Affairs
Southern Christmas Show
Peoples Furniture
American Bank
CPCC
Manger Inn
Cobblestone Apartments
Community Blood & Plasma
Avon
WAME Radio
Stewart & Everett Theatres
Arnold Palmer Cadillac
Kelly Girl
Homwowners Warrenty Insurance
John Hurley Chevrolet
Douglas Furs
Ebony Group - Music Show
Ringlin Bros. Circus
Stek N Hoagie Restaurant
Charlotte Vet Center
Le Chateau Restaurant
Charlotte Observer
Charlotte News
Charlotte Checkers
Toogood Realty
Little Theatre
Longs Cleaning
International House of Pancakes
Seven Oaks Apartments
N. C. Federal Savings & Loan
Charlotte Ford Tractor
Merrill Lynch Townsend Realty
Telephone Answering Service of Charlotte
Strawn & Cummings
Manpower
Silver Stirrup
Kerly & Edwards
Campbell Soup
Budget Rent A Car
WIST Radio
Junction - Levi
Bush Canned Foods
Wayne's Super Market
Junior League - Thrift Shop
Tarts Expo '84
Cheap Joe
WPCO-TV

WINSTON NETWORK INC.

June 30, 1986

Page 3
Advertisers on city buses since March, 1976

March of Dimes
WBT Radio
WAYS Radio
John Crosland
Borough Lincoln Mercury
First Federal
Johnson C. Smith University
City Chrvrolet
Youngs Ford
Beaver Creek Canned Food
Metrolina Fair
Orkin
Avis Car Rental
Charlotte Fire Dept. - Smoke detector
Mecklenburg Mental Health
Mecklenburg Medical Auxiliary - Attic sale
Children's Home Society
United Way
Epley Associates - Bond Ref.
Mecklenburg Mixed Beverage Comm. - For liquor by the drink
People Who Care - Against liquor by the drink
Charlotte-Mecklenburg Board of Education - Childfine
Mecklenburg County - County operated ambulance
Charlotte Police Dept. - 911
Big Bros./Big Sisters
Muscular Dystrophy Telethon
Lawyers of N. C.
Information and Referral Service
Planned Parenthood

Advertisers on city buses that have been added since June 30, 1986

N. C. Plasma Service
Prince Electric - Oaks Estates
N. C. Federal
Landers Crysler
WPCQ-TV.
Senior Centers
Spirit Square
Designer House
Mint Museum
Alcohol Education Prevention Program
United Negro College Fund
N. C. Sane

#8

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 1, 1986

Mayor Harvey Gantt
Members, City Council
Charlotte, North Carolina

Dear Mayor and Council Members

Attached are recommendations of the Charlotte-Mecklenburg Planning Commission on petitions which have been heard and referred to the Planning Commission for consideration The recommendations as reflected herein were arrived at in a meeting of the Planning Commission on September 22, 1986

According to the adopted rules of procedure, these recommendations will be sent to the interested parties with a time period for the conveyance of any written statement set to elapse on October 13, 1986 This will then permit these matters to be placed on your agenda for consideration on October 27, 1986

If you have any questions or wish to discuss any aspect of these recommendations, please let me know

Respectfully submitted,

Robert G Young
Land Development Manager

RGY·oj

Attachments

Cameron Brown Building • 301 South McDowell Street • Charlotte North Carolina 28204 • (704) 336 2205

DATE September 22, 1986

PETITION NO 86-45

PETITIONER(S) Trammell Crow Company

REQUEST Change from UDC-V and R-15 to B-1SCD and R-15(CD)

LOCATION Approximately 139 acres lying on all four corners of the intersection of N C 16 and N C 51 It should be noted that the action taken on this petition will also establish City of Charlotte zoning jurisdiction on the northeast corner which has been annexed by the City of Charlotte

ACTION The Planning Commission deferred action pending further study

DATE September 22, 1986

PETITION NO 86-72

PETITIONER(S) Slag Realty

REQUEST Change from R-6MF to 0-6(CD) and 0-6

LOCATION An approximately 27,747 square foot site located at the corner of Central Avenue and Medallion Drive

ACTION The Planning Commission recommends that the portion shown on the attached map be approved for 0-6(CD) and that the balance be denied

VOTE Yeas Clodfelter, Curry, Emory, Griffin, Lawing, Lowery, M Smith S Smith and Wheeler

Nays None

(Commissioner Lewis was not present when vote was taken)

REASONS

ISSUES

1 Relationship to Single Family Neighborhood How does the parcel in this request relate to the neighborhood along Medallion Drive and other streets in the vicinity?

2 Potential Adverse Effects Considering the site's location, what potential adverse effects could result to the neighborhood environment if the petition is approved and the lot used for parking as described in the application?

3 Future Effect A vacant, similarly situated lot is located across Medallion Drive from this lot If this petition is approved, what effect might it have on future land use and zoning on that parcel?

4 Conditional Approach How does the new conditional rezoning approach effect the above concerns?

BACKGROUND

1 Existing Zoning The subject property is presently zoned R-6MF as is a lot directly across Medallion Drive A larger area of R-6MF zoning is located immediately east towards Kilborne Drive as well as a strip of R-6MF zoning along the north side of Central Avenue just to the west of the site An adjoining 0-6 lot is located at the corner of Central Avenue and Sheridan Drive Commercial zoning is established at the Kilborne and

Central Avenue intersection Otherwise, the remaining zoning pattern is generally comprised of R-9 zoning on both sides of Central Avenue in the general vicinity

2. Existing Land Use The petitioned property is vacant. The other corner lot at the entrance into the neighborhood is also vacant New multi-family development in the form of the Pepper Tree Apartments is immediately east including the expansion of that project An adjoining parcel to the west is developed with a small medical office and across Sheridan Drive from that is a church Another church is located on the southerly side of Central Avenue, but for the most part the predominant land use pattern is single family residential development That pattern does change at the Kilborne intersection where there begins a mixture of retail and office along with some residential development in a pattern that continues towards the area of the Eastland Mall

GENERAL FINDINGS

1 2005 Plan The 2005 Plan indicates this general area as both existing residential along with existing employment along the Central Avenue corridor

2 Pre-Hearing Staff Input Staff provided technical assistance and guidance

3 Pre-Hearing Departmental Comments (Summary)

Due to the fact that this application is not conditional in nature, no substantive comments were received from departments who normally comment on rezoning applications

4 Neighborhood Context This property is located in the Kilborne neighborhood

DETAILED FINDINGS

1 The subject of this rezoning application is a parcel of land located at the northwesterly corner of Central Avenue and Medallion Drive The current zoning is R-6MF and the petitioner is seeking O-6(CD)

2 The petitioner has stated on the application that the purpose of the rezoning is to enlarge the existing medical clinic which adjoins the rezoning lot immediately to the west The expansion of that medical clinic means that additional parking for staff and patients will be necessary and apparently such parking or the bulk of such parking would be located on the rezoning parcel

3 This site is quite strategically located in that it is one of two vacant lots at the entrance into the single family neighborhood along Medallion Drive and other streets Single family homes are located along Medallion including a lot which adjoins the rezoning property as well as other single family development across Central Avenue from the property Multi-family development is also under construction just to the east of

the property in question. The only office development at the present time is the aforementioned medical clinic

4 Subsequent to the public hearing, the petitioner submitted a conditional plan to 0-6(CD) for only a portion of the property (approximately 11,550 square feet), and was no longer interested in 0-6 zoning for the balance of the site

5. The site plan seeks to rezone to 0-6(CD) only the property necessary to accommodate the parking requirements for the proposed medical clinic expansion A brick and wood fence is proposed along the northern property line adjacent to the residential development This fence would actually extend off-site along the full length of the property, which addresses the neighborhood concerns Screening and fencing is also proposed along the new parking lot, adjacent to the remaining R-6MF property

6 Planning Commission and staff had expressed concern about the potential signal a non-residential rezoning could give to other properties along Central Avenue However, by omitting the majority of the site from the rezoning request, an opportunity for residential development on the corner still exists

7 In summary, the amended petition appears to address the neighborhood concerns, as well as the concerns expressed by staff and the Planning Commission Based on the circumstances above, the Planning Commission recommends the petition be approved

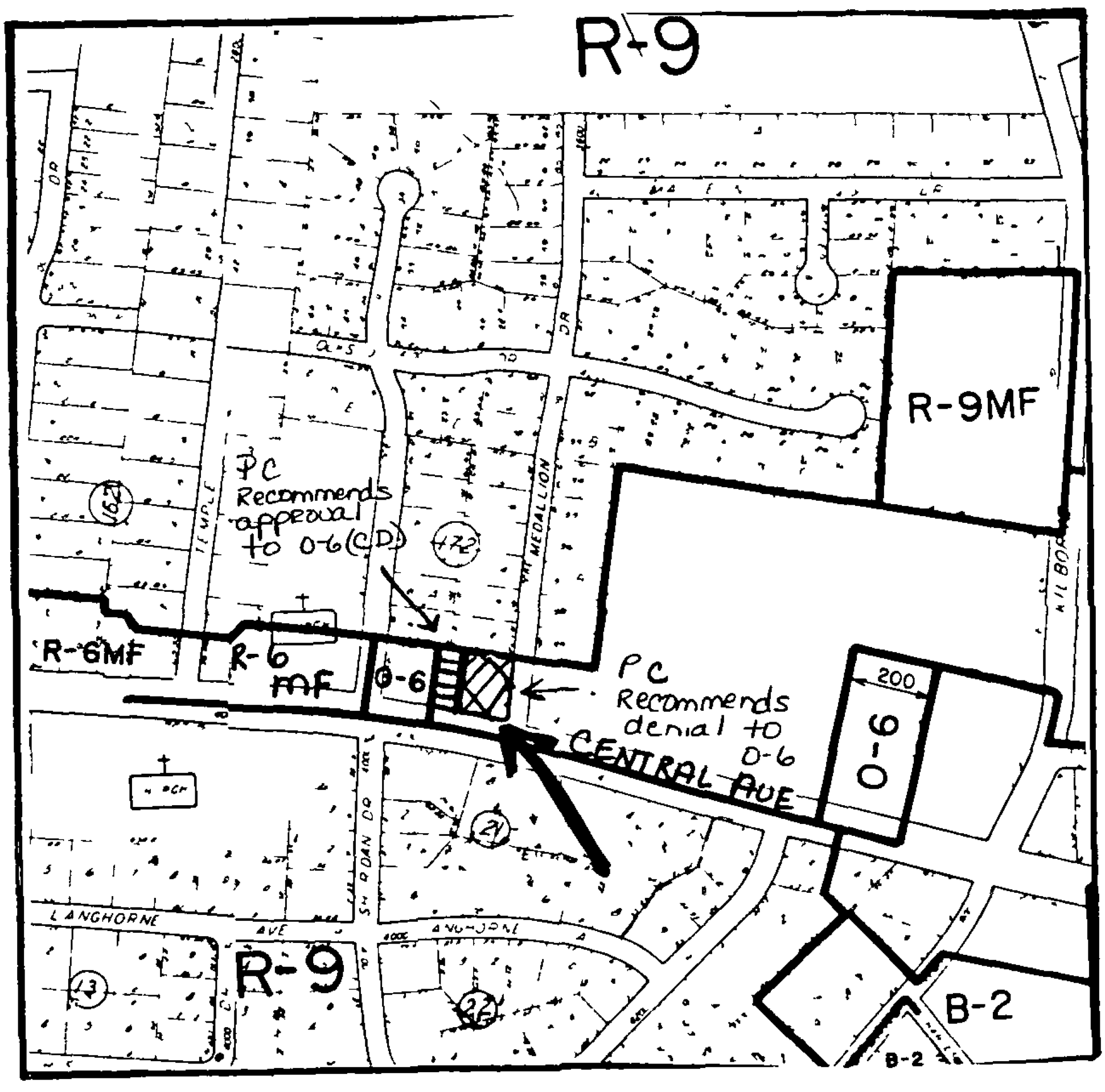
Staff Opinion
The staff agreed with Planning Commission

PETITIONER Slag Realty

PETITION NO. 86-72 HEARING DATE 6/16/86

ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED O-6

LOCATION An approximately 27,747 s.f. site located on the corner of Cental Avenue and Medallion Drive



ZONING MAP NO. 100 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

DATE September 22, 1986

PETITION NO · 86-78

PETITIONER(S) J D Sims and Company and Piedmont Kennel Club

REQUEST Change from R-6MF to B-1SCD

LOCATION Approximately 25 acres adjoining I-77 just north of Tyvola Road Extension and east of Nations Ford Road

ACTION The Planning Commission deferred action pending further study

DATE. September 22, 1986

PETITION NO . 86-86

PETITIONER(S) Charlotte-Mecklenburg Planning Commission

REQUEST Consideration of a text amendment to the City of Charlotte Zoning Ordinance, Section 3053 Uptown Mixed Use District The purpose of the change is to incorporate a number of recommendations from various sources and is submitted in compliance with the requirement contained in the ordinance itself for periodic review and update It relates to setbacks and yards, parking standards, landscaping, building facades, open space, plan review, renovated and rehabilitated buildings, access to Transit Mall, tree size and spacing, retail uses in new buildings, canopies, and other minor technical changes

ACTION The Planning Commission deferred action pending further study

DATE September 22, 1986

PETITION NO.· 86-96

PETITIONER(S). Charlotte-Mecklenburg Planning Commission

REQUEST Change from R-6MF to R-15MF

LOCATION Approximately 35 acres north of the Brookshire Freeway along Pitts Drive, Dundeen Street and Celia Avenue

ACTION The Planning Commission recommends that the petition be approved

VOTE Yeas Clodfelter, Curry, Emory, Griffin, Lawing, Lewis, Lowery, M Smith, S Smith and Wheeler

Nays None

REASONS

This petition is sponsored by the Charlotte-Mecklenburg Planning Commission and encompasses approximately 35 acres north of the Brookshire Freeway along Pitts Drive, Dundeen Street and Celia Avenue The current zoning is R-6MF and the request seeks to change the zoning to R-15MF Both destricts are multi-family, but the R-6MF classification allows about 21 units per acre whereas the R-15MF District allows approximately 12 units per acre

Land uses within this petition are generally multi-family in nature, but there is some single family residential development as well An area of duplex structures along Celia Avenue and Dundeen Street as well as apartments off of Pitts Drive comprise the majority of the land use pattern, though

Since much of the area is already developed for multi-family the resulting change in the multi-family district would have no effect on those uses No non-conforming uses would be created by the zoning change Reducing the zoning to the R-15MF classification will reduce the intensity and density of future developments on those parcels which are still vacant at the present time The reduction of density is seen as a positive influence on the stablization of the neighborhood while at the same time maintaining the flexibility for various housing opportunities

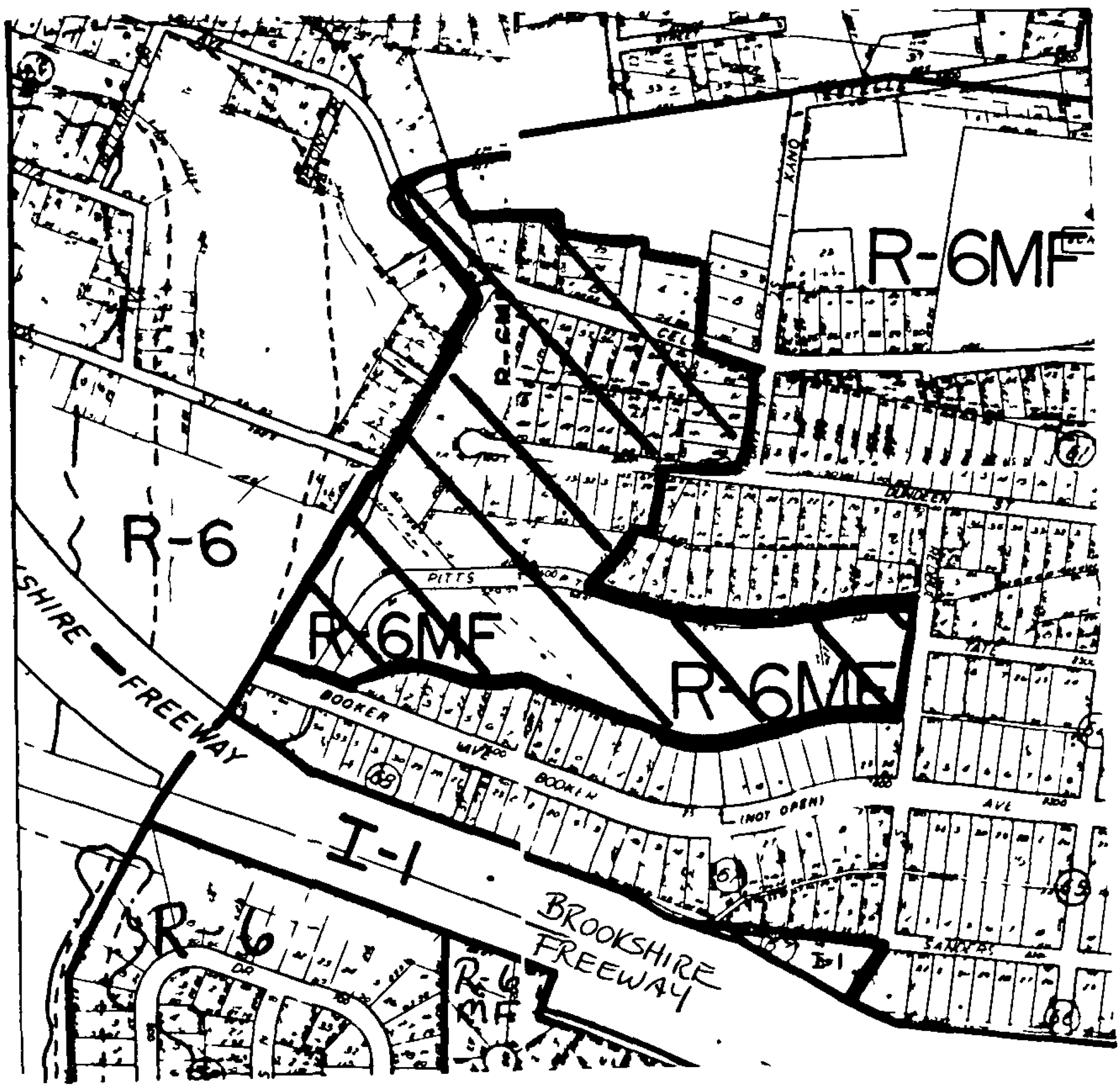
Staff Opinion
The staff agreed with Planning Commission

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-96 HEARING DATE 9-15-86

ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-15MF

LOCATION An approximately 35 acre site north of the Brookshire Freeway along Pitts Drive, Dundeen Street and Celia Avenue



ZONING MAP NO. 79, 80, 87 & 88 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

DATE September 22, 1986

PETITION NO 86-97

PETITIONER(S). Charlotte-Mecklenburg Planning Commission

REQUEST Change from I-1 to R-6

LOCATION A 473 acre parcel extending from the southeast corner of Redbud Street and Sanders Street to the Brookshire Freeway

ACTION The Planning Commission recommends that the petition be approved

VOTE Yeas Clodfelter, Curry, Emory, Griffin, Lawing, Lewis, Lowery, M Smith, S Smith and Wheeler

Nays None

REASONS

This petition is sponsored by the Charlotte-Mecklenburg Planning Commission and covers a small parcel, approximately one half acre, extending from the southeast corner of Redbud Street and Sanders Street to the Brookshire Freeway The current zoning here is I-1 and the request seeks to rezone the area to R-6 I-1 is the light industrial classification and R-6 is a single-family residential district

This tract of land is undeveloped Surrounding land uses are mostly single-family in nature with an occasional duplex along nearby streets Except for this one parcel of I-1 zoning all of the immediate vicinity is zoned and developed for some form of residential housing This pattern changes only once the area along Beatties Ford Road is considered and in that area much of the zoning is either office or business

This vacant I-1 parcel represents an intrusion into an otherwise solid pattern of residential development Rezoning the property to the R-6 classification will conform to the predominant development pattern of the area and will go hand and hand with Petition No 86-98, which seeks to rezone other areas immediately by to the R-6 district as well

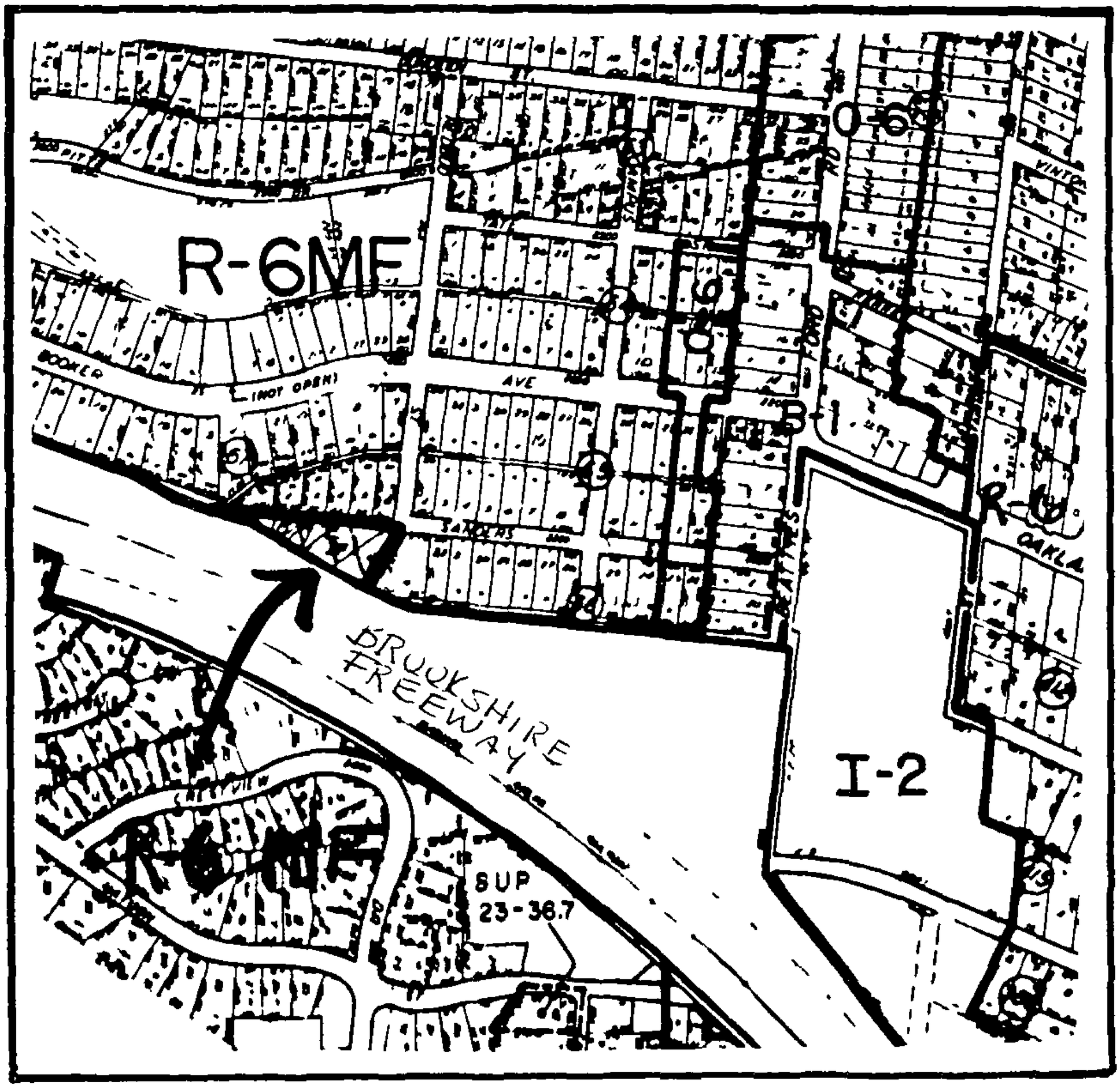
Staff Opinion
The staff agreed with Planning Commission

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-97 HEARING DATE 9-15-86

ZONING CLASSIFICATION, EXISTING I-1 REQUESTED R-6

LOCATION A .473 acre parcel extending from the southeast corner of Redbud Street and Sanders Street to the Brookshire Freeway



ZONING MAP NO. 88 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

DATE September 22, 1986

PETITION NO : 86-98

PETITIONER(S) Charlotte-Mecklenburg Planning Commission

REQUEST Change from R-6MF to R-6

LOCATION Approximately 83 acres north of the Brookshire Freeway along Booker Avenue, Campus Street, Tate Street, Dundeen Street, Celia Avenue and Onyx Street

ACTION The Planning Commission recommends that the petition be approved

First Vote

VOTE Yeas Clodfelter, Curry, Emory, Griffin, Lawing, Lewis, Lowery, M Smith, S Smith and Wheeler

Nays None

Second Vote

VOTE Yeas Clodfelter, Emory, Lowery, M Smith, S Smith and Wheeler

Nays Curry, Griffin, Lawing and Lewis

REASONS

This petition is sponsored by the Charlotte-Mecklenburg Planning Commission and covers approximately 83 acres of land north of the Brookshire Freeway along Booker Avenue, Dundeen Street and Celia Avenue The current zoning is R-6MF and the petition is requesting R-6 zoning for this area R-6MF allows approximately 21 units per acre and can include either single-family for multi-family development, but the R-6 District is strictly single-family usage except for an allowable duplex on a corner lot

The current land development pattern in this petition is varied, including areas of single-family development, multi-family, duplex development, institutional and park uses as well as some parcels which are still vacant Approval of this petition will mean that those properties which are multi-family in character will become non-conforming However, it should be noted that the predominant pattern here is one of single-family and associated development and hence the request to change the zoning to the R-6 single-family district Changing to the single family classification is not only more in line with the overall development pattern, but is also seen as a stabilizing and positive influence on the residential environment for the future.

The Planning Commission voted on this request in two parts, both votes culminating in a recommendation to rezone the property as requested The reason for the two separate votes centers around a small area that was the subject of

protest at the public hearing. The area is a small one between Booker Avenue and Tate Street. Planning Commission took that into account and a motion to approve the petition except for that area was moved Planning Commission then decided to divide the vote into two parts The area moved for R-6 was approved, but the second vote to keep the R-6MF zoning in place for the smaller part failed. A new motion to approve that for R-6 then passed Therefore the entire area as petitioned is recommended for approval by the Planning Commission.

Staff Opinion
The staff agreed with Planning Commission

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-98 HEARING DATE 9-15-86

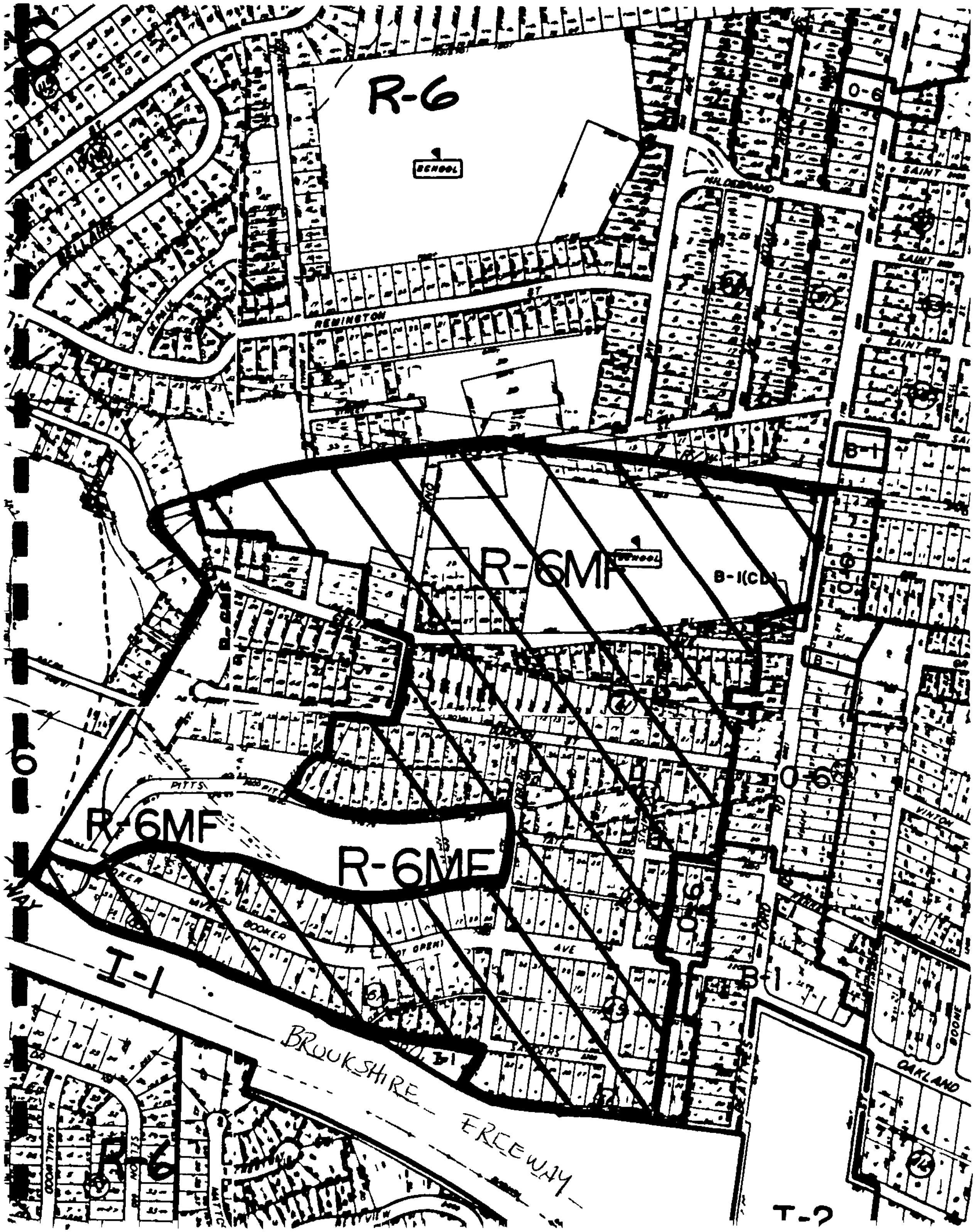
ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED R-6

LOCATION Approximately 83 acres north of the Brookshire Freeway along Booker Avenue, Dundeen Street and Celia Avenue

PLEASE SEE ATTACHED MAP

ZONING MAP NO. 79, 80, 87 & 88 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE


R-6
SCHOOL
O-6
SAINT
REMINGTON
B-1
R-6MF
B-1(CD)
PITTS
R-6MF
R-6MF
BOOKER
AVE
I-1
BROOKSHIRE
FREEWAY
OAKLAND
T-2

DATE September 22, 1986

PETITION NO 86-99

PETITIONER(S) Hickory Grove Properties

REQUEST Change from R-9 and B-1 to B-1(CD)

LOCATION A 4.9 acre site located on the west side of The Plaza and Newell-Hickory Grove Road intersection

ACTION The Planning Commission recommends that the petition be denied

VOTE Yeas Emory, Lawing, Lewis, Lowery, M Smith, S Smith and Wheeler

Nays Clodfelter, Curry and Griffin

REASONS

ISSUES

1 Need for Additional Shopping/Business Zoning Given the fact that one neighborhood size shopping center and other commercial zoning is already located at this intersection, is there a need to establish additional neighborhoood retail shopping at this site?

2 Overall Zoning/Transportation Goals How does this request relate to overall zoning goals for this area particularly in light of the site's relationship to Newell-Hickory Grove Road and the planned connection to Harris Boulevard?

3 Site Plan What aspects of the conditional site plan are important to evaluate?

BACKGROUND

1 Existing Zoning The subject property is presently zoned a combination of B-1 and R-9 B-1 zoning is situated on all corners of The Plaza/Newell-Hickory Grove Road intersection. The intersection also includes a tract of B-1(CD) zoning on the southeasterly corner R-9 zoning is located adjoining the site and is spread throughout the general vicinity Somewhat south of the property is a tract of R-15MF(CD) zoning which extends from Plaza Road Extension over to Newell-Hickory Grove Road There are also areas of R-12 and R-15 zoning located east of Newell-Hickory Grove Road

2. Existing Land Use. The subject property has two single-family structures on it at the present time Elsewhere in the vicinity is a large concentration of single-family subdivision spread throughout Most of these

areas are located more off of The Plaza Road Extension area than Newell-Hickory Grove Road, although somewhat further south of the site off Newell-Hickory Grove Road are both older as well as some newer subdivisions Several small churches are scattered throughout the area and there is one small mobile home park immediately northeast of the site with frontage on Newell-Hickory Grove Road One convenience store is located at the intersection and across from that a small neighborhood shopping center Also, one small apartment complex is located immediately north of the property on Saint John's Church Road Some property in the immediate vicinity is still undeveloped

3 Site Plan The conditional site plan proposes a shopping center for the property The main shopping center will contain 46,000 square feet of building area and there is one detached building which would contain 2,200 square feet Two driveway points are shown on the southerly end of the site adjoining The Plaza and one other entrance is shown on the north end on Newell-Hickory Grove Road Generally a 10 foot buffer is shown around the perimeter of the site

GENERAL FINDINGS

1 2005 Plan The 2005 Plan Land Use Map indicates a community commercial center at the intersection of The Plaza and Newell-Hickory Grove Road with existing residential land uses surrounding the commercial center Strategies include the construction of a thoroughfare belt road which will include an extension of Harris Boulevard and the widening of Newell-Hickory Grove Road The basic 2005 theme for the general area is to conserve the established residential areas while accommodating the areas' strong growth pressures

2 Transportation Improvement Program The TIP schedules the widening of Newell-Hickory Grove Road for construction in FY92 and the extension of Harris Boulevard East for construction in FY86-91 The TIP lists both projects as priority projects

3 Pre-Hearing Staff Input Staff met with the petitioner prior to the submission of the application, but did not encourage the petition Staff felt that enough business development and zoning existed at the intersection to satisfy the demands of the area

4 Pre-Hearing Departmental Comments (Summary)

1 Normal comments associated with development and development permits along with a desire for the petitioner to dedicate an additional 20 feet of right-of-way along The Plaza

2 The Fire Department The proposed center exceeds the maximum distance from fire hydrant codes which requires buildings to be within 500 feet of hydrants

3. C-MUD. Water and sewer are available to service this project.

4 Building Standards No Comments

5 Department of Transportation Written comments were unavailable as of the preparation of this material, but are expected in time for the public hearing C-DOT did provide some technical comments with regard to driveway locations, circulation, etc

5. Neighborhood Context The property is located within the area defined as the Northeast Community

DETAILED FINDINGS

1 This petition involves a 4 9 acre site on the west side of The Plaza and Newell-Hickory Grove Road intersection Current zoning on the site is both R-9 and B-1 and the petitioner is seeking to rezone all of the site to be B-1(CD)

2 The petitioner is seeking to locate a neighborhood sized shopping center on the property (For further details, refer to Background No 3)

3 The intersection currently has a neighborhood sized center located across from the petitioned property and other business zoning including some on this site which is yet to be developed

4 Further, the site is strategically located The Newell-Hickory Grove/Plaza Road intersection will be reconstructed as part of the Harris Boulevard East project The widening of Newell-Hickory Grove Road and its connection to Harris Boulevard East will create a major thoroughfare throughout eastern Charlotte which will connect Newell and Northeast areas to those down in the southeast

5 The general area is experiencing growth pressures The University Area continues to be a catalyst for growth with such new developments as University Place, University Memorial Hospital, and other developments New housing opportunities are forseen in the Newell Area along with a development enterprise area at Old Concord Road and the Harris Boulevard intersection That intersection will become a major focus for other commercial, office and business park development

6 Community and convenience shopping needs are already available at the intersection and other business zoning has yet to be developed This supply seems adequate to serve the present and future demands of the area, particularly in light of planned commercial areas nearby along the new portions of Harris Boulevard East in the Newell community. Other new centers close by such as East Town Market also fill community shopping needs

7 It is also important to keep in mind that the improvement to Newell-Hickory Grove Road and Harris Boulevard East are designed to facilitate the flow of traffic in East Charlotte Intensifying the zoning along this major thoroughfare will negatively impact the desired transportation goal for this thoroughfare. To intensify zoning in light of that major project

is certainly contrary to overall zoning, land use and transportation objectives

8. As far as the site plan itself is concerned, staff also has many concerns Very little buffer is shown around the perimeter of the site, especially in service areas That could also tend to be a negative influence on adjoining properties Typically much larger buffer areas are shown than the one on this plan There also appears to be conflicting notes on the plan which indicate the depth of the buffer to be either 10 feet or 20 feet

9 The 2005 Plan recognizes the growth pressures of this area, but has done so by identifying needed services in select locations The Plan recognizes a shopping center here, but that center is already in place In addition, the Plan foresees Newell Community as a major focal point for other non-residential activities The petition here is ill advised in light of broader goals which have already been identified and adopted through a public plan

10 Based upon the above Planning Commission recommends that the petition be denied

Minority Opinion
The minority opinion expressed the viewpoint that more time should be devoted to site plan improvements, that the proposed use was an appropriate one for the area, that the church on the southerly boundary represented a natural boundary/ stopping point for business zoning and finally, that the 2005 Plan recognized community shopping opportunities at this intersection

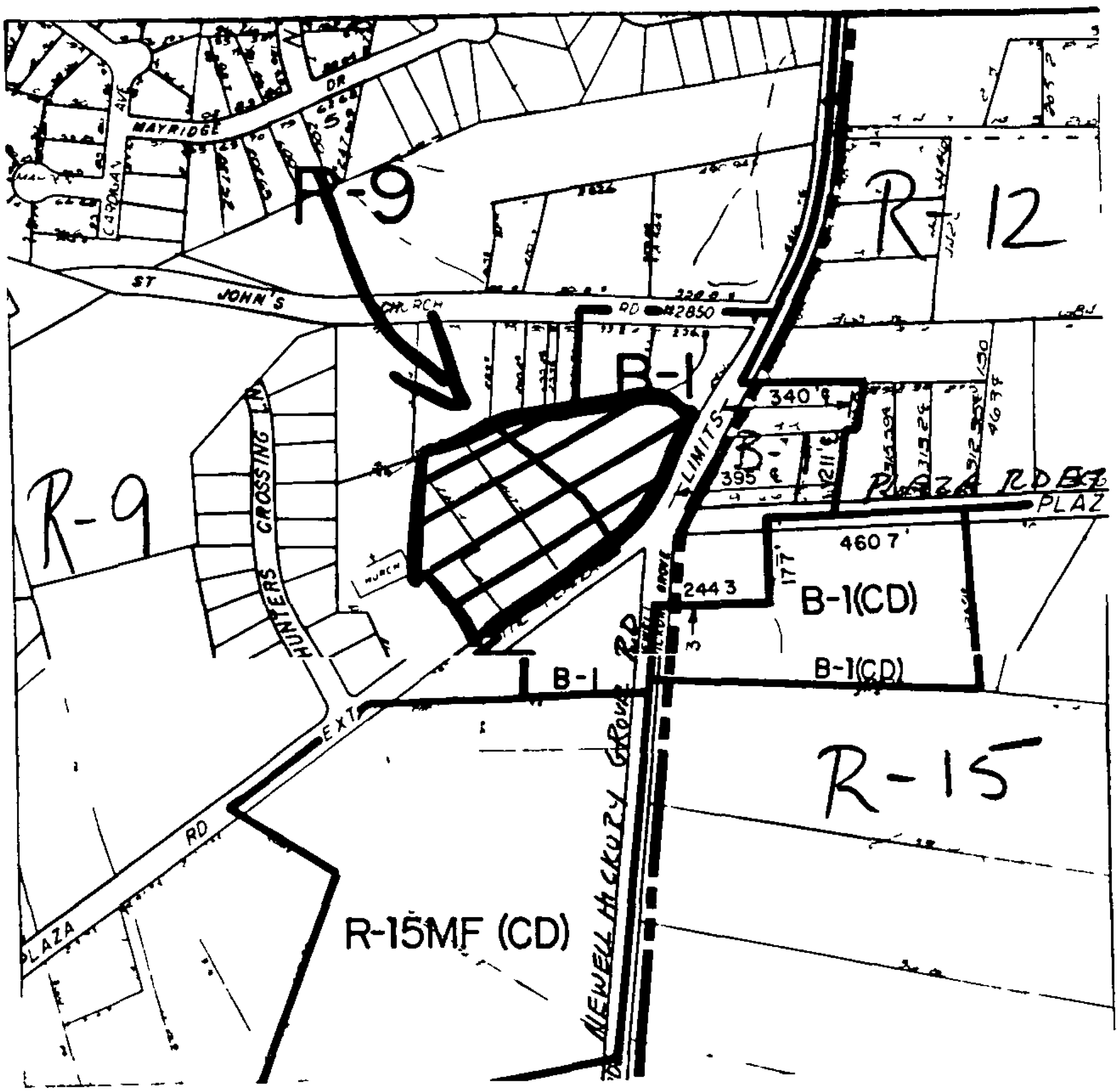
Staff Opinion
The staff agreed with Planning Commission

PETITIONER Hickory Grove Properties

PETITION NO. 86-99 HEARING DATE 9-15-86

ZONING CLASSIFICATION, EXISTING R-9, B-1 REQUESTED B-1(CD)

LOCATION A 4.9154 acre site located on the west side of The Plaza and Newell-Hickory Grove Road intersection.



ZONING MAP NO. 76 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

DATE	September 22, 1986
PETITION NO .	86-100
PETITIONER(S)	Schurgin Development Corporation
REQUEST	Change from R-9, B-2 and B-2(CD) to B-1SCD.
LOCATION	Approximately 26 9 acres located on Independence Boulevard north of Idlewild Road
ACTION	The Planning Commission deferred action pending further study

DATE September 22, 1986

PETITION NO · 86-101

PETITIONER(S) C D. Spangler Construction Company

REQUEST Consideration of a text amendment to the City of Charlotte Zoning Ordinance Section 3072 Permitted Uses in Industrial Districts Purpose of this change is to permit the operation of garment manufacturing, limited to cutting and assembly from previously manufactured textile material, in the I-1 Light Industrial District so as to bring the City Zoning Ordinance into conformity with the County Zoning Ordinance

ACTION The Planning Commission recommends that the text amendment be approved

VOTE Yeas Clodfelter, Curry, Emory, Griffin, Lawing, Lewis, Lowery, M Smith, S Smith and Wheeler

Nays None

REASONS

The proposed amendment would allow the cutting and assembly of garments from previously manufactured materials in the I-1 district. It is presently only allowed in the I-2 district in the City, but is permitted in the I-1 in the County This use appears to be appropriate for the I-1 district as it is similar to many of the other uses allowed in that district

Staff Opinion
The staff agreed with Planning Commission

ORDINANCE NO _____

AN ORDINANCE AMENDING CHAPTER 23
OF THE CITY CODE - ZONING ORDINANCE

AN ORDINANCE AMENDING THE CITY CODE
WITH RESPECT TO THE ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE·

Section 1. Chapter 23, "Zoning" of the Code of the City of Charlotte is hereby amended as follows

1 Amend paragraph 95 of Section 3072 of Chapter 23 "Zoning" of the Code of the City of Charlotte, which is currently designated "Not Used," to read as follows

"95 Garment Manufacturing, limited to cutting and assembly from previously manufactured textile material."

Section 2 That this ordinance shall become effective upon its adoption

Approved as to form

_____
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 19___, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, at page _____

_____
Pat Sharkey, City Clerk

Attach 9

October 3, 1986

TRANSIT/RIDESHARE MARKETING RESEARCH RESULTS

The Departments of Transportation and Public Service and Information have recently received the results of a marketing research survey conducted this summer by an independent market research company.

Survey objectives were to determine awareness of the City's transit, carpool and vanpool services and its advertising of these services; determine usage of these services, and to determine image/ attitudes towards the City's transit and ridersharing services.

Current advertising strategies include a more narrowly targeted attitudinal campaign. This year's weekly radio, newspaper and outdoor campaign is a radical change from last year's broad, community-based awareness campaign utilizing television at different times throughout the year. Ridership increased 4.3% during FY86, and 5.5% since the campaign kicked off in late January 1986.

The Executive Summary contains the following highlights about Charlotte Transit and the City's carpooling and vanpooling efforts:

- Charlotte Transit has gained a significant amount of first-time users in the past year. Fully 17% of bus users said they first used the bus system in the past year.

- Charlotte Transit is a highly visible means of public transportation among every segment of Charlotte society.

- Advertising awareness is strong at 50% claimed awareness for bus advertising and 28% awareness for carpool/vanpool advertising.

- Overall attitude of the community toward the transit system is quite good, with about half the community saying they either already use the system or would consider using it.

- Charlotteans say they like the bus because it keeps them from having to fight traffic or parking, that it is convenient to use, or that is is inexpensive.

A copy of the Executive Summary is attached for your review. The full research package is located in the Council library.

We are reviewing this research and the performance of our advertising agency, and will make a recommendation to Council on October 27 concerning our advertising contract for the next year.

EXECUTIVE SUMMARY

This is to report results and conclusions from a Charlotte area resident survey conducted during mid-summer, 1986, for the Charlotte Transit Authority. Study objectives were to determine system and advertising awareness among the Charlotte area population, to determine usage of the system and its various elements, and to determine image/attitudes for the system. Following are conclusions and their implications.

Awareness

The Charlotte bus system is a highly visible means of public transportation among every segment of Charlotte society. Nineteen out of twenty respondents mention some facet of the transit system in response to the request to name all the types of area public transportation they can think of. The system is most often identified with regular bus service, both generally speaking and specifically local service. On a top-of-mind basis, area residents do not quickly associate the transit system with any specific service other than local buses

It is interesting to note that taxis are the only other means of public transportation frequently mentioned by Charlotte area residents on an unaided basis. This may imply that, in spite of their higher cost, taxis represent a viable alternative to the bus for many respondents

There is universal recognition of the transit system, with highest recognition of the regular, local buses, and a respectable level of recognition of carpool matching services and the call-in number (376-RIDE). However, recognition of express buses and vanpool matching services seems low, with only about half aware of either of these services by these names even after the name is mentioned.

The downtown free fare zone has virtually no top-of-mind association with available area public transportation, and only about 40% of local residents are aware of the service when it is mentioned to them. This may represent an area for improvement, especially in light of some of the attitudes about needing a car during the day.

Advertising Awareness

Advertising awareness seems strong at 50% claimed awareness for bus advertising and 28% claimed awareness for carpool/vanpool advertising. Internal detail recall for bus advertising is also strong, with most remembering that using the bus is inexpensive, means you don't have to fight traffic or parking, or that using the system is simple. Recall of carpool/vanpool advertising is limited mainly to the signage.

While advertising awareness is down compared to 1985 (50% versus 74%), this drop must be interpreted in light of the fact that the focus of the advertising has changed from a broad, community based awareness campaign last year to a more narrowly targeted, attitudinal campaign this year. In light of these strategic changes, awareness levels, on judgement, seem excellent.

Ridership

The system has gained a significant amount of trial in the past year. Fully 17% of the users say they first used the bus system in the past year. And, 21% of users say they are using the bus more this year than last year, particularly those who live in the North area. Heavy riders (those who say they ride the bus daily) make up about one fifth of the total rider base, and occational riders (those who say they ride the bus less often than once a month) make up half the total rider base.

In total, the system is currently serving about one in five residents. About one fifth of Charlotte area residents say they have used the bus system at least once in the past year (penetration). Geographically, there are moderately above average levels of riders in the North ZIP's and certain West ZIP's.

Claimed usage of the system is down compared to the same time last year, 19% versus 27%. If the difference is "real", it would imply that since rides are up versus year ago, either those riders who are continuing to use the bus are using it much more frequently, or that the "lost" riders are those who were using the bus only very occasionally

Gas prices at the pump close to 25% lower than they were last spring and summer may have made taking a private car more appealing than usual, the unusually dry spring and summer may have contributed to walking rather than riding, or the heat wave this year may have made staying home or riding in a car/taxi seem more comfortable than standing in the sun waiting for a bus

However, it is possible that this observed difference may be artificially influenced by changes in survey methodology, and not "real" at all.

The regular, local buses are the backbone of the system, with close to nineteen out of twenty riders saying they use the regular buses. Usage of express buses seems strong, with one out of ten riders using express buses at least occasionally. The downtown free fare zone is used by a whopping 24% of all riders, with highest usage among residents of the South areas of the community, but solid usage among residents of all areas. Although express users are highly correlated with farefree users, they by no means represent the total user base of the zone.

On judgement, the Charlotte area resident with the greatest likelihood of currently being in the rider base is a young adult, recently graduated from high school, with not a lot of disposable income. System riders are most highly concentrated among very young adults, high school graduates, single people, Blacks, and people with very low household incomes. They are modestly clustered among part time workers, blue collar workers, other unmarried people, and people who have no car or no licensed driver in the household.

Conversely, the area resident with the lowest probability of being in the rider base is, on judgement, a married person with a fairly high disposable income and two cars in the family. System riders are most notibly absent among married people, Whites, people with over $40,000 annual household income, people who are college graduates, and people with two cars and/or two drivers in their households.

As a group, Blacks represent the heaviest users of the system. Among the 46% of riders who are Black, most are single, most are women, and a very high concentration are under age 25, blue collar workers, and live in the North, West, or 28210 ZIP in the South ZIP area.

Although Whites tend to be much less frequent users, they do represent 54% of the user base. Among the riders who are White, most are women, and there is a very high concentration in the over 65 age group, those who do not work at all, and those who live in the "silk stocking" ZIP's along Providence Road and Dilworth. It may be that these riders are using the local bus service to ride downtown for shopping during the day, using Farefree while downtown, and avoiding the twin plagues of most older female drivers -- fighting traffic and finding a place to park.

Attitudes and Images

Overall attitude of the community toward the transit system is quite good, with about half the total community saying they either already use the system or would consider using it. Since 19% already use, the remaining 30% in this group would seem to represent the most logical and realistic target for trial in the future.

> Realistically speaking, there are some segments of the population that probably will never be candidates for the rider base. Those residents with two cars and spouses or those with very high incomes who really do not consider driving particularly threatening or difficult will most likely never have the need or desire to use the bus.

Negative attitudes within the community toward the system are eroding. Only 30% say they would be at all "concerned" if they had to use the bus tomorrow to shop or go to work, down from 35% last summer. And, those concerns expressed stem primarily from a lack of perceived factual information about how to use the bus. Safety issues account for only 10% of all concerns voiced.

Free response to queries about "likes" and "dislikes" for the system also shows a preponderance of favorable attitudes. Unfavorable attitudes are limited to complaints about inconvenient schedules or timing, or the perception that the bus does not run close enough to use.

Most often, area residents say they like the bus because it keeps them from having to fight traffic or parking, that it is convenient to use, or that it is inexpensive. Riders also are most likely to comment on the good physical ambiance on the bus itself. Friendly drivers also come in for their share of favorable comments.

The system is most closely identified with being an inexpensive mode of transportation. Four out of five riders and three out of five total residents agree strongly that the cost of riding the bus is very inexpensive.

Although riding the bus is strongly associated with a comfortable, clean physical atmosphere by most riders, it is not so clear to non-riders that the bus can be a comfortable mode of transportation. Riders are also much more likely than non-riders to agree that the drivers are friendly. Since most non-riders are also quite anxious about their lack of factual knowledge about schedules and routes, it seems imperative that the "friendly, helpful driver" story be widely known and accepted.

Although the emotional atmosphere on the bus seems to be one of safety, riders are much more comfortable with the other people at the stops and on the buses than non-riders. Even among riders, there is also a strong feeling that many bus riders are somehow "different" from themselves. As usage of the system becomes more widespread throughout the various demographic groups in the Charlotte area, it is likely that this image will change.

Practically no one, riders or otherwise, has an image of the system as being always on time or ever faster than driving a personal car.

The no hassle/no traffic/no parking appeal seems ideal for targeting those potential users and occasional users who could drive but really prefer not to. On judgement, the older, white, Providence Road area resident is a good example of one personality and demographic group most susceptible to this kind of appeal. These residents might also respond to direct suggestions that they take the bus to shop or go downtown for whatever reason. They probably will not be comfortable with the idea of downtown transfers, but there may be room for special shuttles direct from their areas of town to major satellite shopping areas such as South Park or Eastland Mall.

Another subgroup which falls into this group are potential express users -- those who work daytime weekday hours downtown who rarely use their car during the day. However, since express buses have such low awareness, these people may simply need to continue to be told that such a service exists, using appeals based on timeliness, reliability, and convenience

#10

BUDGET AND EVALUATION DEPARTMENT
HOUSING AUTHORITY CRIME PREVENTION PROGRAM
CONTRACT REVIEW

Issue:

The Charlotte Housing Authority has requested funding in the amount of $86,625 for continuation of the Public Housing Crime Prevention Program. These funds would be awarded retroactive July 1, 1986 and provide the third year of funding for the program. The issue is whether to renew the contract with the Housing Authority for a restructured program at fewer sites.

Problem:

A contract review conducted by the Budget and Evaluation Department in cooperation with the Police Department and Housing Authority concluded that none of the program objectives outlined in the FY86 contract were achieved. The scope of work included a broad goal for the development of action plans and specific objectives to be achieved by these action plans.

Based on the contract review findings and from subsequent discussions between the Budget and Evaluation Department, Housing Authority and Police Department, four major factors were identified as contributing to the Crime Prevention Program's lack of success. These factors were: inadequate coordination, poor record-keeping, over extension of staff, and a lack of communication.

Options:

Although none of the Crime Prevention Program objectives were met, it is the consensus of the Housing Authority and Police that a need still exists for concentrated efforts in public housing developments. Options were outlined for City Council's consideration; however, it is recommended that Council consider the option for a revised program (Option #1).

1. Contract with the Housing Authority for a revised program at a cost of $86,625. The key changes in the revised program would be:

   - To reduce the number of sites directly served by the program to three; thus, concentrating resources in the neighborhoods with the highest crime rates and problems.

   - To improve the span of supervision and intensify the level of programming through reorganization of the existing staff; assigning two Crime Prevention Aides to each site, designating a Crime Prevention Program Coordinator to provide on-going direction, training and liaison duties; and, designating a Records Clerk to facilitate data collection and analysis.

- To revise program objectives to reflect what the focus will be for program components and what is intended to be accomplished. While the overall goal of the Crime Prevention Program is to reduce the amount of crime occurring in public housing, the current objectives requiring crime and arrests have been eliminated. Instead, a new objective has been included to require that data on the reduction of crime be reported. Other objectives will address program design and administration.

2. Delegate total responsibility for implemenation of special Crime Prevention Programs for public housing to the Police Department at a cost of $86,625. Under this option, the Police Department would utilize one Police Officer to serve in the same capacity as the Housing Authority's Public Safety Coordinator. The Department would continue to employ public housing residents and follow the basic program format under revised objectives.

3. Discontinue the program as a special project/activity separate from the Police Departments' City-wide program conducted by the Crime Prevention Unit at no cost.

BUDGET AND EVALUATION DEPARTMENT
HOUSING AUTHORITY CONTRACT REVIEW

NAME OF PROGRAM:	Public Housing Crime Prevention Program
CONTRACTOR:	Charlotte Housing Authority
CONTRACT AMOUNT:	$86,625 (allocated in Police Department budget)
CONTRACT PERIOD:	Retroactive July 1, 1986 - June 30, 1987

I. PROGRAM BACKGROUND

The Charlotte Housing Authority has requested continued funding in FY87 for the Public Housing Crime Prevention program. These funds would provide third year funding for programming at six public housing sites which include: Piedmont Courts, Fairview Homes, Southside Homes, Earle Village, Dalton Village and Boulevard Homes. The basic goal of the program is to involve public housing residents in the planning, development and implementation of crime prevention efforts in their respective communities.

The program implementation and supervision is assigned to the Housing Authority's Public Safety Department which consists of one full-time professional, the Public Safety Coordinator. The program employs six full-time residents and three part-time residents to act as community outreach staff and coordinators of crime prevention strategies. The resident staff duties include a variety of activities such as dispute settlement, victim assistance, court assistance, and traditional crime prevention activities. Prior funding for the program occurred as follows:

- The program was developed by the Housing Authority in 1979 with a HUD Interagency grant of $75,000 and operated at one site, Fairview Homes.

- In FY83, the program was expanded to three sites after the pilot program proved successful. The expansion was funded with one-time grants of $25,000 each, awarded by the City and County and $50,000 by Z. Smith Reynolds Foundation.

- In FY84, the program operated at three sites using prior year funds.

- In FY85, funding under federal and local grants had been exhausted and the Housing Authority requested that the City provide complete funding for the program, at which time the program was expanded to six sites. The City appropriated $75,000 in FY85.

- In FY86, the City appropriated $82,000 to continue the program at six sites.

II. ANALYSIS OF OBJECTIVE ACHIEVEMENTS

This section reports the status of achievement for goals and objectives as outlined in the FY86 contract. These objectives were to be accomplished through specific programs and action plans developed by each public housing community group. Based on the program information provided, none of the objectives were achieved.

1. To decrease the incidence of crime by at least 20% a year over the next three years.

   The incidence of overall crime at the program sites increased by 8.5% between 1984 and 1985. For comparative purposes, the City-wide incidence of crime increased by 2% in 1985.

2. To decrease the number of residents arrested for crime, both within and outside their developments, by at least 15% each of the next three years.

   The number of arrests increased 2.5%. While the goal of a reduction in arrests was not achieved, the Housing Authority contends that this may be an indication that residents are more willing to report incidents and prosecute than they were previously. The Police Department acknowledges this possibility, but noted that a correlation is difficult to substantiate.

3. To establish dispute settlement programs in each of the six housing developments.

   The Housing Authority developed a program manual with written guidelines, strategies and objectives for mediation services. Crime Prevention Aides at four of the six sites received mediation training to implement the program; Aides at the two remaining sites did not. Further, the level of activity and effectiveness of operations could not be fully assessed due to incomplete records of case work and lapses in submittal of reports.

4. To successfully mediate 50% of the neighborhood disputes as an alternative to court or police intervention.

The status of this objective could not be evaluated due to incomplete records of mediation activities. For comparative purposes, the Community Relations Committee's Dispute Settlement Program reports that an average of 85% of their cases are resolved satisfactorily.

5. To reduce the number of repeat domestic and neighborhood dispute calls to the police by 20% a year for the next three years.

The status of this objective could not be evaluated because data given to the Authority from Police report files had not been analyzed. Under the contract, the Authority was given police offense reports and arrest sheets that pertain to the six program sites. The Authority was to use this data to monitor crime trends and develop strategies to achieve this objective, this was not done.

III. MAJOR FINDINGS

The status of achievements indicates that program goals and objectives were not attained. From discussions held with both the Housing Authority and Police Department, it was revealed that four major factors were identified as contributing to the crime prevention program's lack of success during FY86.

1. Inadequate supervision and coordination of program elements.

On-site inspections and interviews conducted by the Police Department concluded that Crime Prevention Aides were not given proper training and feedback to ensure implementation of programs.

The Housing Authority training includes:

- One week on-the-job training in the central office with the Public Safety Coordinator.
- One week field training with the Public Safety Coordinator and a veteran crime prevention aide.
- Assigned copy of the program's training and operations manual.
- Combined bi-monthly staff and training meetings.
- Attendance at workshops conducted by the Department of Mental Health Services.

Based on their assessment, the Police Department questioned whether the training was occurring as reported. Also, the Police would recommend extended periods of training that focus more on crime prevention strategies and programming.

Crime Prevention Aides received little on-site supervision or assistance from the Public Safety Coordinator; and, staff aides do not receive performance evaluations. Due to the lack of formal training, Crime Prevention Aides were not effectively doing programs designed to achieve objectives. For example, a key program function is to establish neighborhood planning teams to assess crime prevention needs and devise strategies. This was not done in five of the six project areas.

To correct the lack of training, the Housing Authority has agreed to devote more professional time and resources to staff development. This can be accomplished by reorganizing the existing staff and designating a full-time coordinator of the Public Housing Crime Prevention Program. This position will serve as a liaison between the sites and provide direct supervision to the aides. The coordinator would be assigned to the Central Office and report directly to the Housing Authority-Public Safety Coordinator. This change should strengthen the ability of the professional staff to provide the supervision and direction needed to facilitate the efforts of the Crime Prevention Aides.

2. Incomplete records of program activities and inconsistencies in data collection.

The Housing Authority acknowledged that records and activity reports prepared by their crime prevention staff were often incomplete or information had been improperly documented. The lack of pertinent data and the inconsistency in the reporting methodology has made it difficult for the Police Department to assess implementation strategies and verify the effectiveness of various program components.

To address this issue, the Authority is proposing to re-enforce the administrative function of the crime prevention program in two ways.

- Place responsibility for direct supervision of Crime Prevention Aides with the newly created Public Housing Crime Prevention Coordinator. This position will render supervision and on-going training to program staff.

- Convert an additional Aide position to Records Clerk. This position will also be assigned to the Central Office and be responsible for analyzing/recording police reports and preparing responses to offenses occurring in the program sites. The primary role, however, will be to monitor on-site activities conducted by the Aides to insure records are maintained; and, to process the bi-weekly reports which are submitted to develop quarterly evaluations.

These changes should improve the quality of information collected on program operations and provide for better analysis and decision making in devising strategies for crime prevention.

3. Over extension of crime prevention program staff and resources.

Since the program's inception in 1979, the number of sites has been expanded from one to three sites in 1982 and then doubled in 1984 to include six sites. As the program expanded, so did the supervisory responsibilities of the Housing Authority-Public Safety Coordinator. The Coordinator was assigned responsibility for implementing the program when it originated as a grant funded project. The assignment was in addition to his general duties related to the safety and security of residents at the remaining 28 developments.

Upon review of how the program has evolved, the Police and Budget Department staff noted to the Housing Authority that the Public Safety Coordinator's current span of supervision and the minimal staffing patterns at the six developments is contributing to the decreasing effectiveness of the program. The Housing Authority concurs with this observation and is willing to change the scope of the program and take the same approach to implementation that made the Fairview Homes program so successful (i.e. concentration of staff resources and program activities to maintain intensity of efforts).

The change in scope would entail a reduction in the number of sites from six to three. The program would operate in those developments where crime rates are the highest. The existing positions (six full-time; three part-time) would be restructured to consist of seven full-time and one part-time position allocated as follows:

Piedmont Courts	-	2	- Crime Prevention Aids
Earle Village	-	2	- Crime Prevention Aides
Boulevard Homes	-	2	- Includes Part-Time Aide
Central Office	-	2	- Coordinator of Crime Prevention Program
			- Records Clerk

4. Lack of communication between Police Department and Housing Authority.

Administration of the contract and implementation of the program suffered as a result of poor communication between the Police and Housing Authority. The lack of communication can be attributed to three factors:

- Lack of involvement on the part of Police in program planning meetings held at each site; bi-weekly staff meetings and interviews for Crime Prevention Aides.

- The Housing Authority was using an internal report format that was not acceptable to the Police Department. Further, Crime Prevention Aides were not documenting all pertinent program data on Housing Authority report forms, nor were bi-weekly reports submitted to the Public Safety Coordinator on a consistent basis. Consequently, information to be reported quarterly by the Authority to the Police Department was never reconciled.

- Differing philosophies regarding crime prevention programming. The Police have a more traditional orientation toward crime prevention (i.e. education/security tips; targeting problem and rectifying through direct police action). The Authority's orientation is to provide assistance to victims, defuse incidents that lead to crime and to develop a sense of community to combat crime through more reporting and prosecuting.

Communication should improve between the two parties simply because both the Police and Housing Authority now acknowledge the problem and have begun to take corrective action. More specifically, the Police Crime Prevention Personnel have met with the Authority to reaffirm their respective roles. For the Police this means involving themselves in the planning process for crime prevention strategies, providing additional

training for the staff in the implementation of traditional programs and participating in the staff selection process. For the Authority, this means establishing a systematic reporting process at the program level and providing the Police liaison officer with program reports on the agreed schedule.

IV. CONCLUSION

Although program objectives were not met, the consensus of the Housing Authority and Police Department is that a need still exists for continued efforts in public housing developments. Options for FY87 are outlined for City Council's consideration; however, it is recommended that Council consider the option for a revised program (Option #1).

1. Contract with the Housing Authority for a revised program at a cost of $86,625. The key changes in the revised program would be:

   - To reduce the number of sites directly served by the program to three; thus, concentrating resources in the neighborhoods with the highest crime rates and problems.

   - To improve the span of supervision and intensify the level of programming through reorganization of the existing staff; thus, increasing the ratio of Crime Prevention Aides to program sites to two, designating a position of Crime Prevention Program Coordinator to provide on-going direction, training and liaison duties; and, designating a position as Records Clerk to facilitate data collection and analysis.

   - To revise program objectives to reflect what the focus will be for program components and what is intended to be accomplished. While the overall goal of the crime prevention program is to reduce the amount of crime occurring in public housing, the current objectives requiring the program to achieve specific reductions in crime and arrests have been eliminated. Instead, a new objective has been included to require that data on the reduction of crime be reported. Other objectives will address program administration and design (see attached objectives).

2. Delegate total responsibility for implementation of special crime prevention programs for Public Housing to the Police Department at a cost of $86,625. Under this option, the Police Department would utilize one Police Officer to serve in the same capacity as the Housing Authority's Public Safety Coordinator. The Department would continue to employ public housing residents and follow the basic program format under revised objectives. The $86,625 allocated in the Police Budget for a contracted program would be utilized to expand the in-house program.

3. Discontinue the program as a special project/activity separate from the Police Department's City-wide program conducted by the Crime Prevention Unit at no cost. Under this option, the same level of service and assistance would be provided to Public Housing neighborhood groups as is currently available to the non-public housing developments. No additional funding will be required resulting in a savings of $86,625.

Public Housing Crime Prevention Program: Revised Objectives

The Housing Authority shall develop and implement a crime prevention program at the following housing developments: Piedmont Courts, Earle Village and Boulevard Homes. To increase the level of activities in each site, Piedmont Courts and Earle Village will have two full-time Crime Prevention Aides. Boulevard Homes will have one full-time and one part-time Aide. Two full-time Aides will be assigned to the Central Office. One is to serve as the Crime Prevention Program Coordinator to act as liaison between sites and supervise daily activities. The additional Aide will serve as Records Clerk to record data from police reports, prepare responses to offenses occurring in the sites, compile bi-weekly program reports and maintain program files and a database for evaluation uses.

I. The resident organization in each specific development shall develop an action plan and specific programs to be implemented, however, the following programs will be encouraged:

- Dispute Settlement and Mediation
- Victim/Witness Assistance
- Operation I.D., Neighborhood Watch, Carrier Alert, and other crime prevention strategies
- Court Assistance and Diversion
- Substance ABuse, Intervention and Referral
- Employment Counseling and Referral
- Information and Referral

II. In an effort to decrease the incidence of crime in public housing developments, the following objectives will be achieved. These objectives will facilitate activities of the resident organizations and strengthen their role in the Crime Prevention Program.

- To establish an active building captain (Neighborhood Watch) program in each program site and have 75% of the buildings in each development represented.
- To conduct monthly meetings with resident organizations and incorporate programs, activities and information that will make residents more knowledgeable of methods to protect lives and property.

- To provide assistance to 90% of residents who have been victimized in program sites to insure they follow-up with the prosecution (i.e. warrants, court appearances and hearings).

- To design and conduct quarterly crime prevention workshops for other neighborhoods in conjunction with the Crime Prevention Unit of the Police Department.

- To provide technical assistance and support whenever activities or crime patterns emerge requiring development of concentrated crime prevention strategies in other sites.

III. In an effort to decrease the number of arrests of residents for crime both within and outside their development, the following objectives will be achieved.

- To develop educational/referral programs which focus on issues such as drug trafficking and abuse, alcohol trafficking and abuse, child abuse, vandalism and defensive living.

- To coordinate with the Police Department, the implementation of traditional crime prevention programs such as Operation I.D., Female Security, Home Security, Security Surveys, Child Safety and Crime Stoppers.

- To co-sponsor with the Police Department quarterly crime prevention workshops and fairs for residents in low income neighborhoods.

IV. In an effort to reduce the number of repeat domestic and neighborhood dispute calls to the police, the following objectives will be achieved:

- To operate a dispute settlement program in each of the three sites and successfully mediate 50% of the disputes occurring at each site as an alternative to court action or police intervention.

- To develop educational/referral programs on domestic violence.

V. In 80% of the victimization cases closed, document the results/outcome of follow-up assistance provided to the victims and witnesses of crimes.

VI. To maintain a database from which to develop a report on the type and frequency of offenses occurring in the program sites; and, the number of residents arrested both within and outside the developments.

VII. To submit quarterly reports on the status of objective achievements to the Charlotte Police Department using a reporting format approved by the Police Department.

#11

APPOINTMENT TO SISTER CITIES COMMITTEE

Information on Nominees

			District	Profession/Business
1	Jack Messer	W/M	7	Chamber of Commerce - Director of International Development
2	Sara L Hartnett	W/F	3	Cardinal Residential Funding Corporation - Loan Originator

9 Appointed by Mayor
16 Appointed by City Council

SISTER CITIES COMMITTEE

(25 Members)

Membership - Members are appointed for two-year terms. The Mayor appoints the chairperson as one of his nine appointments. No member may serve more than two consecutive full terms.

Responsibilities - To provide a program of planned and continuous contact between Charlotte and other designated cities, and their citizens, to bring together both municipal and voluntary community resources to strengthen international understanding by taking an active role in world affairs.

MEMBER	DIST.	BUSINESS/ PROFESSION	ORIGINAL APPTMT.	RE-APPTMT.	TERM	EXPIRATION
(M)Peggy Beckwith B/F	1	Sickle Cell Director	**4/05/82	5/22/84	2 yrs.	5/30/86
(C)Norman Mitchell B/M	3	Retired Federal Worker	11/25/85	4/14/86	2 yrs.	4/05/88
(M)Julia Mauldin W/F	6		1/23/84	5/22/84	2 yrs.	5/30/86
(C)Charles H. Noe W/M	6	Accountant	4/09/84	4/14/86	2 yrs.	4/05/88
(M)Klaus J. Bardt W/M	7		5/22/84		2 yrs.	5/30/86
(C)Bernard L. Schroder W/M	6	Textile Engineer	6/24/85	4/14/86	Unexp.	4/05/88
(M)Kim Rodgers			2/3/86		unexp.	5/30/86
(C)John B. Kuhn W/M	5	Banker	6/24/85	4/14/86	2 yrs.	4/05/88
(M)Ann Waldo Cheng			5/22/84		2 yrs.	5/30/86
(C)David D. Townsend	4	Business Administrator	4/09/84	4/14/86	2 yrs.	4/05/88
(C)Ed Lasher W/M	4	City-Real Estate Div.	4/09/84	4/14/86	2 yrs.	4/05/88
(M)Manuel L. Zapata W/M	6		5/22/84		2 yrs.	5/30/86
(C)Margaret F. Palmer W/F	0	College Instr.-Spanish	4/09/84	4/14/86	2 yrs.	4/05/88
(M)Georgia J. Lewis	6		5/22/84		2 yrs.	5/30/86
(M)Paule Marie Ebrahimi B/F	0	Classroom Teacher	7/22/85		Unexp.	5/30/86
(M)Stefan Blum			4/29/85		Unexp.	5/30/86
(C)Lyn R. Renwick W/F	7	Homemaker/Extensive Traveller	9/23/85	4/14/86	2 yrs.	4/05/88
(C)Maurice D. Ewing W/M Resigned	6	Chamber of Commerce	1/13/86		2 yrs.	4/05/88
(C)Larry Harmon W/M	7	Dir./Int. Business Ctr.	4/14/86		2 yrs.	4/05/88
(C)Lee Major W/F	6	Ret. Nwspr. Fashion Ed.	4/14/86		2 yrs.	4/05/88
(C)Wilson Edmunds W/M	5	IBM Staff Programmer	4/14/86		2 yrs.	4/05/88
(C)Elizabeth Wilson W/F	6	Acct. Mgr./Am. Telev & Communication	4/14/86		2 yrs.	4/05/88
(C)Joel Long W/M	2	Minister	4/14/86		2 yrs.	4/05/88
(C)Jeanne P. Johnson W/F	2	Marketing Rep.	4/14/86		2 yrs.	4/05/88
(C)Kimm Jolly W/F		Dir. Intern'l. House	4/14/86		2 yrs.	4/05/88

*Chairman
**Member of previous committee.

City of Charlotte
Application for Appointment

Applications should be typed or printed in black ink.

Committee, Commission, Board or Authority: Sister Cities Committee

Name Jakob Messer, III **Sex/Race** M/W **District No.** _____

Home Address 5233 Camilla Drive, Charlotte, N.C. 28226 **Phone No.** 704/365-5448

Business Address 129 W. Trade St., Charlotte, N.C. 28232 **Phone No** 704/377-6911

Education Degree in Languages - Ecole Benedict, Neuchatel, Switzerland - Fluent in German, French, and Swiss German, knowledgeable in Dutch and Italian. Degree in Business Administr. - Bern, Switzerland, Masters Degree International Relations, University of Maryland

Present Employer Greater Charlotte Chamber of Commerce, P.O. Box 32785, CLT, N.C. 28232

Job Title Director - International Development **Duties** International Relations Coordinate visits etc. of foreign individuals and company representatives in order to provide information on Charlotte's economy, etc.

Business & Civic Experience EXIM Bank Seminar, Washington, D.C. - Union Bank of Switzerland, ABA International Banking School, Boulder/Colorado - Swiss Foreign Serice - First National Bank, Greenville, S.C. - First National Bank of S.C., Columbia, S C. - Asst. V.P. - American Security Bank, Washington, D.C.

Interests/Skills/Areas of Expertise Languages (German, Swiss German, French, Dutch, Italian) International Economic Development, Swiss-American Club, South Carolina Swiss-American Club, Washington, D.C. - German-American Club in South Carolina

Comments _____

I understand that this application will be maintained in the active file for a period of one year only

9/15/86

Date

Signature of Applicant

The Mayor and City Council appreciate the interest of citizens in serving on City committees Applications should be sent to

Office of the City Clerk
600 East Trade Street
Charlotte, North Carolina 28202

A personal contact with the Mayor s Office or a City Councilmember is recommended

PLEASE DO NOT SUBMIT RESUMES

City Clerk
1983

City of Charlotte
Application for Appointment

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Committee, Commission, Board or Authority: SISTER CITIES COMMITTEE

Name SARA L HARTNETT **Sex/Race** F W **District No.** 3

Home Address 2110 DARTMOUTH PLACE, 28207 **Phone No.** 332-4637

Business Address 6729 FAIRVIEW Rd 28210 **Phone No.** 365-0056

Education MONROE CITY SCHOOLS
WINGATE COLLEGE

Present Employer CARDINAL RESIDENTIAL FUNDING CORP

Job Title LOAN ORIGINATOR **Duties** FULL SERVICE
MORTGAGE LOANS CHARLOTTE, MONROE, MATTHEWS

Business & Civic Experience OWNER - OPERATOR - HARTNETT'S DAUGHTER
ANTIQUES & GALLERY (CONTEMPORARY ART) GREENPORT, L I WAYHAW, NC
FLIGHT ATTENDANT EASTERN AIR LINES KENNEDY INT NYC NY
PTA GREENPORT, LONG ISLAND, RES

Interests/Skills/Areas of Expertise INTERNATIONAL SILVERLINERS - VOLUNTEER
LITTLE THEATRE CHARLOTTE AUXILIARY VP
ST PETER'S EPISCOPAL YOUTH - CHARLOTTE PROGRAMS
NORTH FOLK, LONG ISLAND SOCCER COACH

Comments I'M ENTHUSIASTIC ABOUT WORKING WITH THE SISTER
CITIES COMM IN ESTABLISHING THE BONDS SO IMPORTANT TO US
AND TO OUR CHILDREN!

I understand that this application will be maintained in the active file for a period of one year only

October 10, 1986 Sara L Hartnett
Date Signature of Applicant

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1983

#12

RESOLUTION OF THE CITY OF CHARLOTTE, NORTH CAROLINA,
ENDORSING CONSTITUTIONAL AMENDMENT #3

WHEREAS, Language of the North Carolina State Constitution, as interpreted by recent court decisions, is not sufficiently specific to permit seaport and airport authorities to use revenue bonds for building needed facilities and leasing them on a long term basis to public and private entities, and

WHEREAS, the jobs created by commercial and industrial activity at North Carolina's seaports and airports play an important role in achieving the State's goal of providing productive employment for its people, and

WHEREAS, the North Carolina General Assembly has recognized this problem and voted overwhelmingly to present this amendment t the State's voters on November 4, 1986. If approved, Amendment #3 would clarify language in the State's Constitution to permit North Carolina's seaports and airports to use revenue bonds for needed improvements, and

WHEREAS, the potential exists for encouraging further development of the North Carolina seaports and airports, and

WHEREAS, the proposed Constitutional Amendment pertaining to revenue bond financing for North Carolina seaports and airports would encourage development of such facilities and would result in the creation of more jobs, and

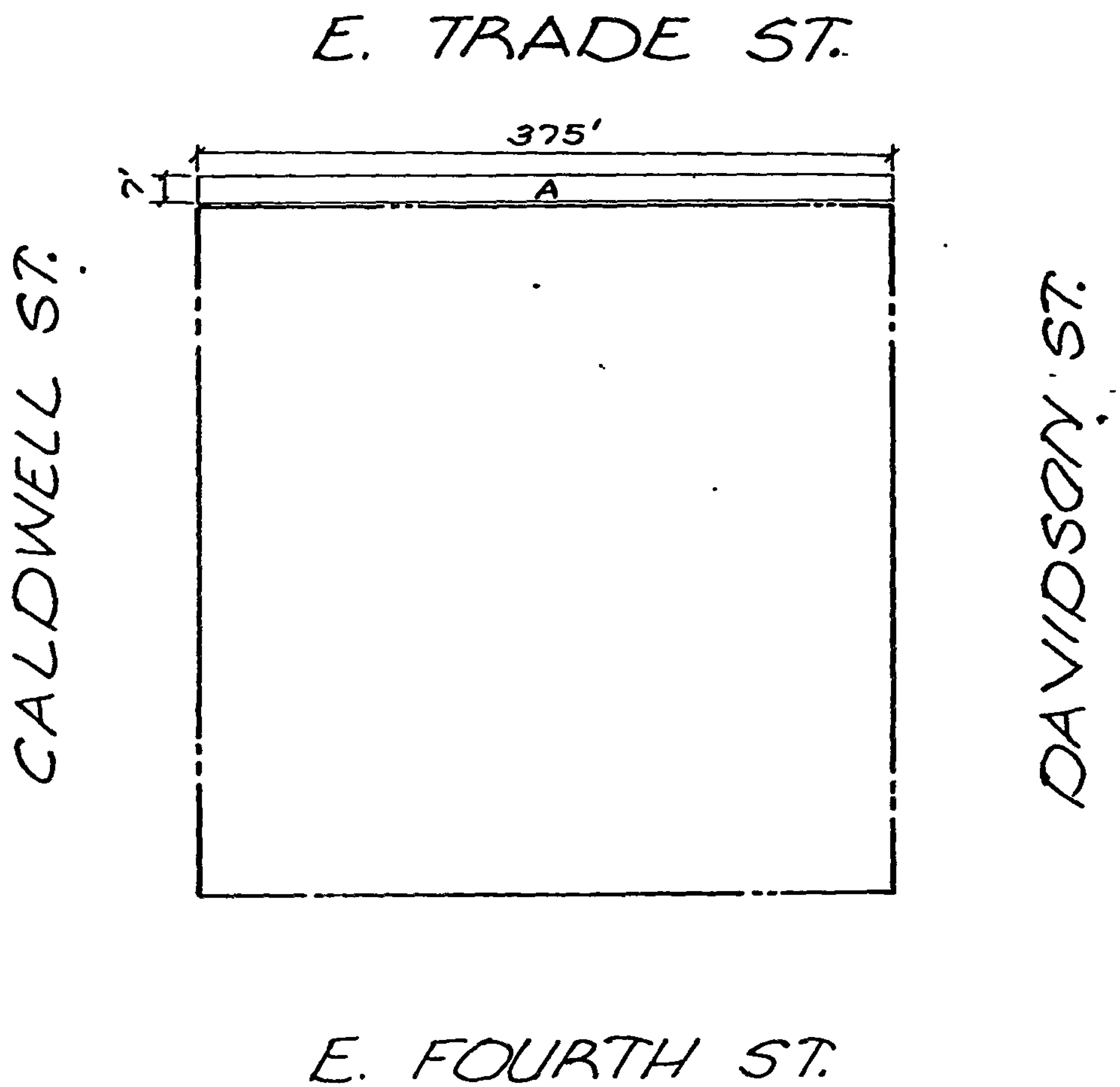
WHEREAS, approval of this amendment would not result in any additional taxes for the citizens of North Carolina. Both the amendment and enabling legislation specify that all obligations created by these bonds must be paid by the users, and

WHEREAS, our seaports and airports operate at a disadvantage because port facilities in neighboring and many other states routinely use revenue bonds for financing improvements;

NOW, THEREFORE, Be it resolved by the City Council of the City of Charlotte, North Carolina, that passage of this proposed amendment is in the public interest and recommends its approval by the voters of North Carolina.

APPROVED AS TO FORM:

Henry W. Underhill Jr.
City Attorney



ENCROACHMENT/LEASE AGREEMENT
CITY OF CHARLOTTE
GILBANE BUILDING COMPANY
FEDERAL RESERVE BANK

(32-B)

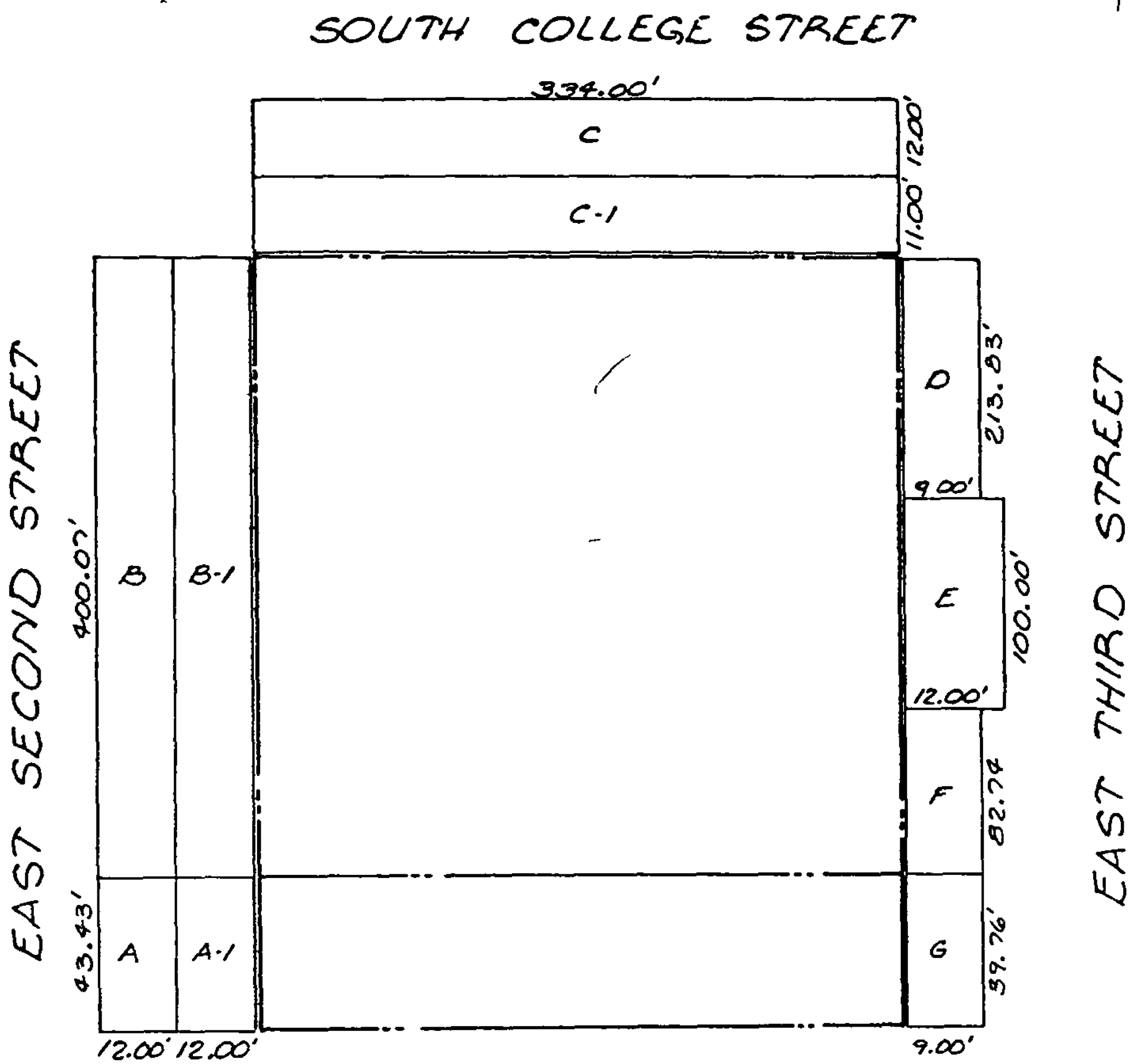


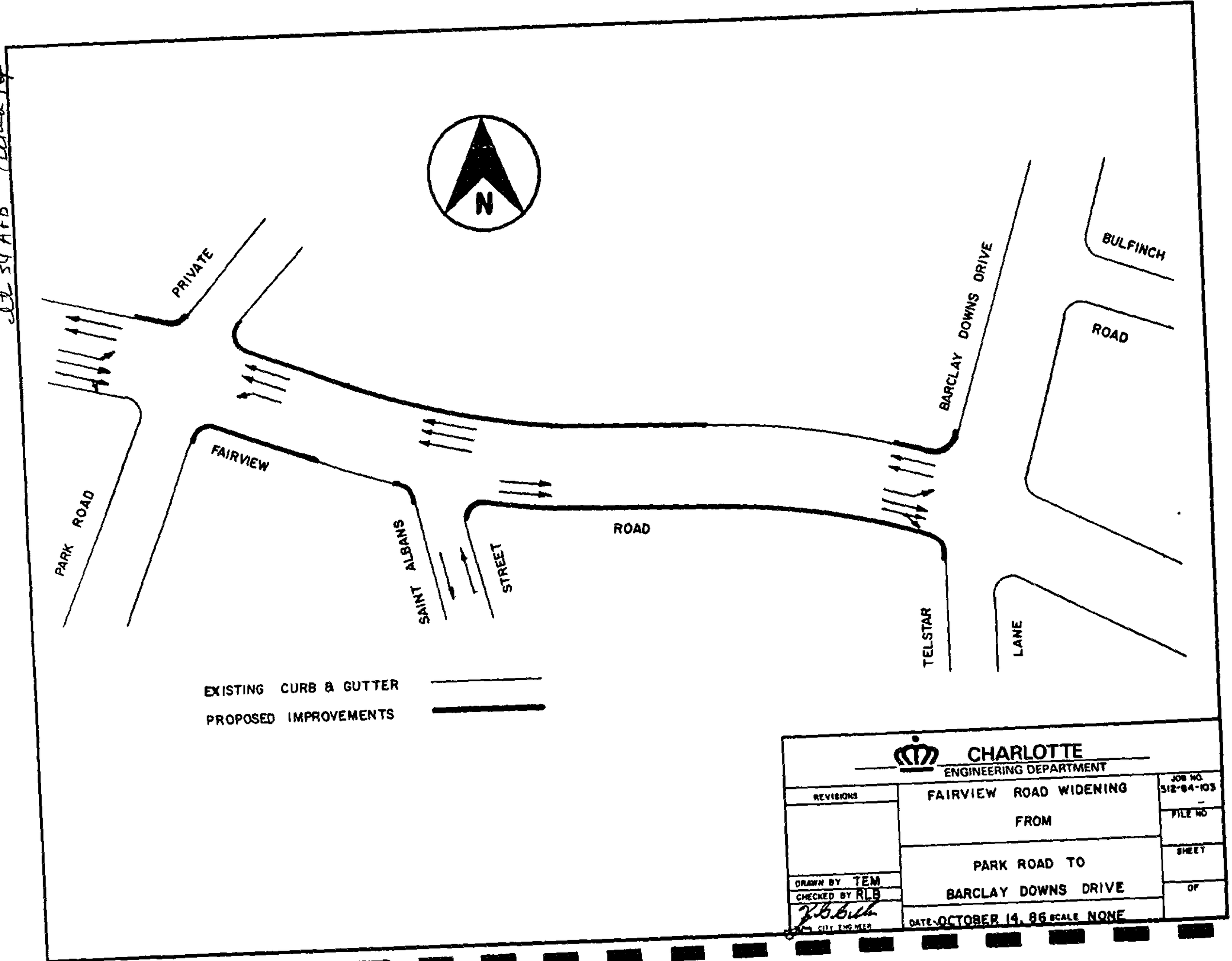
EXHIBIT-1

ENCROACHMENT / LEASE AGREEMENT

CITY OF CHARLOTTE

J.A. JONES CONSTRUCTION COMPANY

TWO FIRST UNION CENTER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PRIVATE
PARK ROAD
FAIRVIEW
SAINT ALBANS
STREET
ROAD
BARCLAY DOWNS DRIVE
TELSTAR
LANE
ROAD
BULFINCH
EXISTING CURB & GUTTER
PROPOSED IMPROVEMENTS
CHARLOTTE
ENGINEERING DEPARTMENT
REVISIONS
FAIRVIEW ROAD WIDENING
FROM
PARK ROAD TO
BARCLAY DOWNS DRIVE
JOB NO. 512-84-103
FILE NO
SHEET
OF
DRAWN BY TEM
CHECKED BY RLB
CITY ENGINEER
DATE OCTOBER 14, 86 SCALE NONE